



FOR SALE

The Shore, The Leas, Chalkwell SS0 8FF

Guide Price £950,000 Share of Freehold Council Tax Band - G

- *GUIDE PRICE £950,000 - £1,050,000*
- Lower Ground Three Bedroom Apartment
- Three Double Bedroom
- Four Piece Bathroom Suite
- Two En-Suites
- Secure Underground Parking
- Concierge Service/Residents Gymnasium
- Fitted Kitchen With Integrated 'SIEMENS' Appliances
- Rear Private Terrace
- Stones Throw From Westcliff Station

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

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Description

Welcome to this stunning three-bedroom apartment situated along The Leas, located in the heart of Chalkwell. On the lower ground floor, this modern property offers luxury seafront living at its finest.

As you step inside, you are greeted by a spacious entrance hall, a large lounge/dining area with an open plan kitchen perfect for entertaining guests or relaxing with your family. The apartment boasts three double bedrooms, providing ample space for a growing family or those in need of a home office.

With two beautifully designed en-suites and a four piece family bathroom, convenience and comfort are at the forefront of this property. The front terrace offers

breath-taking sea views, creating a serene and peaceful atmosphere to unwind after a long day and also having the added benefit of a rear terrace off your master bedroom where you can enjoy the evening sun before bed.

Conveniently located just a stone's throw away from Westcliff-On-Sea station, commuting is a breeze for those working in the city or exploring the nearby areas. Additionally, the underground parking space for one vehicle ensures that you never have to worry about finding a spot after a long day out.

Don't miss out on the opportunity to make this exquisite apartment your new home. Contact us today to arrange a viewing and experience coastal living at its best.





Additional Information

Mains controlled smoke detectors to all apartments
Brushed stainless steel and white switches and sockets
Ground floor reception area with lounge seating and WI-FI
Concierge service
Secure underground parking with one allocated space
Opale colour video intercom
Personal key fob entry system
24 hour CCTV monitoring communal halls, gardens and car parks
Multi-room Broadband and TV points to all apartments
Communal Gymnasium
Balcony/Terrace area to all apartments
Lift access to all residential floors

Entrance Hallway

20'6 x 5'2 x 12'3 x 5'4 (6.25m x 1.57m x 3.73m x 1.63m)
Wooden door to entrance, solid wooden flooring with underfloor heating, video phone entry system, storage cupboard, coving to ceiling, integrated ceiling speakers, spotlight lighting.

Hallway Cupboard

Large cylinder tank, under floor hearing plumbing.

Lounge area

28'04 x 14'06 (8.64m x 4.42m)
Solid wooden flooring with underfloor heating, double glazed sliding doors to open frontage, coving to ceiling, integrated ceiling speakers, spotlight lighting.

Dining area

14'04 x 12'00 (4.37m x 3.66m)
Solid wooden flooring with underfloor heating, double glazed sliding doors to front aspect, coving to ceiling, integrated ceiling speakers, spotlight lighting.

Kitchen

13'10 x 12'00 (4.22m x 3.66m)
Tiled flooring with underfloor heating, base & wall units, granite work surfaces incorporating sink & drainer, 4 point induction hob with extractor over, integrated 'SIEMENS' oven, integrated 'SIEMENS' microwave, integrated 'SIEMENS' coffee machine, integrated fridge/freezer, integrated washing machine, integrated dishwasher, granite splashback, coving to ceiling, integrated ceiling speakers, spotlight lighting.

Bathroom

10'03 x 7'04 (3.12m x 2.24m)
Tiled flooring with underfloor heating, heated towel rail, tiled walls, shower cubicle, bath with shower system installed, hand basin with under storage, wall hung W/C, extractor, integrated ceiling speakers, spotlight lighting.

Bedroom 1

24'09 x 13'00 (7.54m x 3.96m)
Carpet with underfloor heating, double glazed window to side aspect, double glazed door to rear garden, coving to ceiling, integrated ceiling speakers, spotlight lighting.

En-Suite

6'02 x 5'07 (1.88m x 1.70m)
Marble tiled flooring with underfloor heating, heated

towel rail, marble tiled walls, shower cubicle, wall hung W/C, extractor, integrated ceiling speakers, spotlight lighting.

Walk In Wardrobe

10'02 x 6'01 (3.10m x 1.85m)
Carpet with underfloor heating, coving to ceiling, spotlight lighting.

Bedroom 2

14'05 x 13'00 (4.39m x 3.96m)
Carpet flooring with underfloor heating, double glazed window to side aspect, integrated ceiling speakers, spotlight lighting.

En-Suite

8'11 x 2'10 (2.72m x 0.86m)
Tiled flooring with underfloor heating, heated towel rail, tiled walls, shower cubicle, wall hung W/C, hand basin with storage under, extractor, spotlight lighting.

Bedroom 3

12'04 x 8'00 (3.76m x 2.44m)
Carpet with underfloor heating, double glazed window to side aspect, spotlight lighting.

Services

Independent private drainage system to each property
Mains electricity and water

Front Garden

Gated and secure block paved south facing patio area perfect for entertaining the family.

Rear Garden

Block paved rear garden space.

Parking

Allocated underground parking for one vehicle.





LOWER GROUND FLOOR

194 sq m 2088 sq ft

FLOOR KEY

Tenth Floor	10
Ninth Floor	9
Eighth Floor	8
Seventh Floor	7
Sixth Floor	6
Fifth Floor	5
Fourth Floor	4
Third Floor	3
Second Floor	2
First Floor	1
Ground Floor	0
Lower Ground Floor	-1



FLOOR AREA BREAKDOWN

Internal Floor Area
1625 sq ft

External Floor Area
463 sq ft

ROOM DIMENSIONS

Living = 8.7 x 8.5m
Master Bedroom = 7.8 x 7.0m
Bedroom 2 = 4.0 x 4.5m
Bedroom 3 = 3.8 x 2.5m



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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