



# FOR SALE

## The Leas, Westcliff-On-Sea SS0 8FF

Guide Price £675,000 Share of Freehold Council Tax Band - F

- Second Floor Two Bedroom Apartment
- Dual Balconies
- Stunning Sea Views From All Rooms
- Fitted Kitchen With Integrated Appliances
- Stones Throw From Westcliff-On-Sea and Chalkwell Station
- Two Double Bedrooms
- Four Piece Bathroom Suite
- Close To Local Amenities
- Share Of Freehold
- Seafront Location

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

**appointmoor**

# Description

\*\*\*Guide Price £675,000 - £700,000\*\*\* Welcome to this charming two-bedroom second-floor apartment located in the picturesque area of The Leas, Westcliff-On-Sea. This lovely property boasts an open plan lounge and kitchen area making a great space for entertaining, two double bedrooms one including an en-suite and a family bathroom. One of the highlights of this apartment is the two balconies, perfect enjoying your morning coffee watching the sunrise or an evening glass of wine while the sunsets!

Convenience is key with this property, as it is situated close to Westcliff on

Sea and Chalkwell station, making commuting a breeze for those working in the city or wanting to explore the surrounding areas. Being located right on the seafront you are in a fantastic location to enjoy a range of local amenities, restaurants and cafes.

Don't miss out on the opportunity to own this beautiful apartment in such a desirable location, this development also includes a gymnasium. Contact us today to arrange a viewing and make this seaside dream home a reality.

## General

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

13'3 x 4'10 x 19'4 x 4,1 (4.04m x 1.47m x 5.89m x 1.22m,0.30m)  
Wooden door to entrance, video phone entry system, wooden flooring with underfloor heating, storage cupboard, coving to ceiling, spotlight lighting.

## Lounge

27'2" x 23'3" (8.3 x 7.1)  
Wooden flooring with underfloor heating, double glazed windows to side aspect, double glazed sliding doors to rear and side aspects, storage cupboard, coving to ceiling, integrated ceiling speakers, spotlight lighting.

## Kitchen

11'2 x 8'9 (3.40m x 2.67m)  
Tiled flooring with underfloor heating, double glazed window to side aspect, base & wall units, Granite worktop incorporating sink & drainer, 4 point electric hob with extractor over, integrated fridge/freezer, integrated dishwasher, Integrated 'ZUG' oven & grill, integrated coffee machine, integrated 'SIEMENS' washing machine, coving to ceiling, integrated ceiling speakers, spotlight lighting.

## Bedroom 1

14'7 x 9'11 (4.45m x 3.02m )  
Carpet flooring with underfloor heating, double glazed window to side aspect, integrated ceiling speakers, spotlight lighting.

## En-Suite

10'3 x 3,5 (3.12m x 0.91m,1.52m)  
Tiled flooring with underfloor heating, heated towel rail, tiled walls, shower cubicle, hand basin with storage under, wall mounted W/C, extractor, spotlight lighting.

## Bedroom 2

14'9 x 8'10 (4.50m x 2.69m)  
Carpet with underfloor heating, double glazed window to side aspect, fitted wardrobes, integrated ceiling speakers, spotlight lighting.

## Bathroom

8'7 x 8'6 (2.62m x 2.59m)  
Tiled flooring with underfloor heating, heated towel rail, tiled walls, shower cubicle, bath, hand basin with storage under, wall mounted W/C, extractor, spotlight lighting.

## Balcony

Decked west and east facing balcony.

## Tenure

Share Of Freehold  
Service Charge - TBC



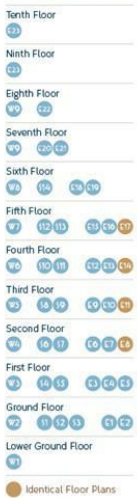




## SECOND FLOOR

115 sq m 1237 sq ft

### FLOOR KEY



### FLOOR AREA BREAKDOWN

Internal Floor Area  
1076 sq ft

External Floor Area  
161 sq ft

### ROOM DIMENSIONS

Living = 8.3 x 7.1m  
Master Bedroom = 3.2 x 4.5m  
Bedroom 2 = 3.0 x 4.5m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		82	82
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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

**AGENTS NOTES:** Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars.

**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

# appointmoor

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