



FOR SALE

The Leas, Westcliff-On-Sea SS0 8EE

Guide Price £550,000 Share of Freehold Council Tax Band - D

1248.62 sq ft

- Three Bedroom First Floor Split Level Apartment
- Stunning Estuary Views
- Modern Interior Throughout
- Integrated SIEMENS Appliances In Kitchen
- South Facing Balcony
- Allocated Parking Space
- Dressing Room With Hidden En-Suite
- Local Amenities Nearby
- Walking Distance To Chalkwell & Westcliff On Sea Station
- Two Bathrooms

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

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Description

****GUIDE PRICE £550,000 - £575,000****

Welcome to The Leas, a gorgeous three bedroom split level apartment situated in the heart of Westcliff On Sea. If you are a fan of living by the sea this property is an absolute must view!

With gorgeously modern interior, you have three generously sized bedrooms, one of which including a dressing area and hidden en-suite, a fitted kitchen with integrated 'SIEMENS' appliances, family bathroom and separate toilet, you are certainly not short of space!

With a range of local amenities nearby including bars, restaurants and cafes you are within the perfect location if you enjoy socialising, especially within the warmer months.

You have the added bonus of a south facing balcony area offering breathe taking sea views and an allocated parking space. You are also within a short walk to both Chalkwell and Westcliff On Sea station taking you directly into London Fenchurch Street.





Entrance Hall

Solid wooden door to entrance, carpet flooring, radiators, wall mounted lighting, storage cupboard, coved cornice, spotlight lighting, split level stairs.

Open Plan Lounge/Kitchen/Diner

37'4 x 12'8 (11.38m x 3.86m)

Solid wooden flooring with underfloor heating, base & wall units, Quartz worksurface incorporating stainless steel sink & drainer with Quooker instant hot tap, SIEMENS microwave combination oven, additional SIEMENS integrated oven, induction hob with extractor over, full sized integrated SIEMENS fridge, two integrated SIEMENS freezers, integrated Fisher & Paykel dishwasher, coved cornice, spotlight lighting, under lighting, wall mounted lighting, double glazed bay window to front aspect, double glazed sliding door leading to balcony area offering stunning estuary views.

Bedroom 1

11'5 x 9'6 (3.48m x 2.90m)

Fitted carpet, radiator, double glazed window to side and rear aspect with fitted shutters, coved cornice, ceiling mounted lighting.

Dressing Room

9'3 x 7'5 (2.82m x 2.26m)

Carpet flooring, radiator, double glazed windows to side aspect with fitted shutters, built in wardrobes, spotlight lighting, doors leading to:

En-Suite

Tiled flooring, tiled walls, extractor, ceiling speaker, W/C, hand basin, wall mounted mirrored cabinet, heated towel rail, walk in shower cubicle, double glazed window to side aspect, spotlight lighting.

Bedroom 2

9'10 x 8'8 (3.00m x 2.64m)

Fitted carpet, radiator, double glazed window to side aspect, wall mounted lighting, coved cornice, spotlight lighting.

Bathroom

Tiled flooring, tiled walls, heated towel rail, double glazed window to side aspect with fitted shutters, space and plumbing for washing machine and tumble dryer, panelled bath with shower system over, hand basin with vanity unit under, wall mounted mirrored cabinet, ceiling speakers spotlight lighting.

Separate W/C

Tiled flooring, tiled walls, radiator, extractor, W/C, hand basin with vanity unit under, double glazed window to side aspect with fitted shutters, spotlight lighting.

Second Floor Landing

Carpet flooring, eaves storage, ceiling mounted lighting, spotlight lighting.

Bedroom 3

18'5 x 7'9 (5.61m x 2.36m)

Carpet flooring, radiator, eaves storage, built in wardrobes, wall mounted lighting, three double glazed Velux windows with integrated blinds, spotlight lighting.

Balcony

South facing balcony with stunning estuary views.

Tenure

Share of Freehold

199 years remaining on the lease

£1,800 Service Charge per annum

School Catchments

St Bernard's High School

Barons Court Primary School and Nursery

Milton Hall Primary School and Nursery





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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 (CO ₂) 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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