



**The Leas**

Westcliff On Sea, SS0 8EB

**£575,000**



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### ARE YOU LOOKING FOR UNBELIEVABLE SEAVIEWS?

Turner Sales are excited to showcase this stunning apartment spread over two floors and with unprecedented views out to sea. The accommodation offers first and second floor living with three bedrooms, two balconies, two bathrooms, modern kitchen, a share of the freehold and no onward chain. The location can't be any better? Within only a few minutes walk to mainline stations, seafront and all the attractions it has to offer. Call us on 0170 2710 555 to arrange an internal viewing.

### Accommodation Comprises

Communal entrance door with entry phone system to stairs to:

#### First Floor Landing

Radiator with ornate cover. Steps up to kitchen. Door to:

#### Cloakroom

Two piece white suite comprising: W.C and wall mounted wash hand basin with tiled splash backs. Extractor fan. Tiled floor.

#### Kitchen

11'8" max x 7'9" (3.56 max x 2.36)

Feature leadlite windows to side with seaviews. Coved ceiling. Range of modern wall and base units with contrasting worktops to three walls. Integrated washing machine, dishwasher, fridge and freezer. Built-in oven, microwave and coffee machine. Inset hob with extractor hood over. Inset circular single drainer sink with mixer tap. Tiled splashbacks. Stairs to second floor. Open to:





**Lounge/Diner**  
20'1" max x 18'0" max (irregular shaped)  
(6.12 max x 5.49 max (irregular shaped))  
Large double glazed sash bay window to front and side offering panoramic seaviews. Double glazed door to front onto balcony with views. Ornate ceiling. Feature fireplace. Two radiators. Breakfast bar. Tiled floor.

**Second Floor Landing**  
Double glazed windows and door to terrace with seaview. Stairs to third floor. Doors to:



**Bedroom One**  
22'2">12'4" x 15'0" max (irregular shaped)  
(6.76>3.76 x 4.57 max (irregular shaped))  
Double glazed sash windows to front and side with stunning seaviews. Coved ceiling. Built-in mirrored wardrobes. Two radiators. Door to:

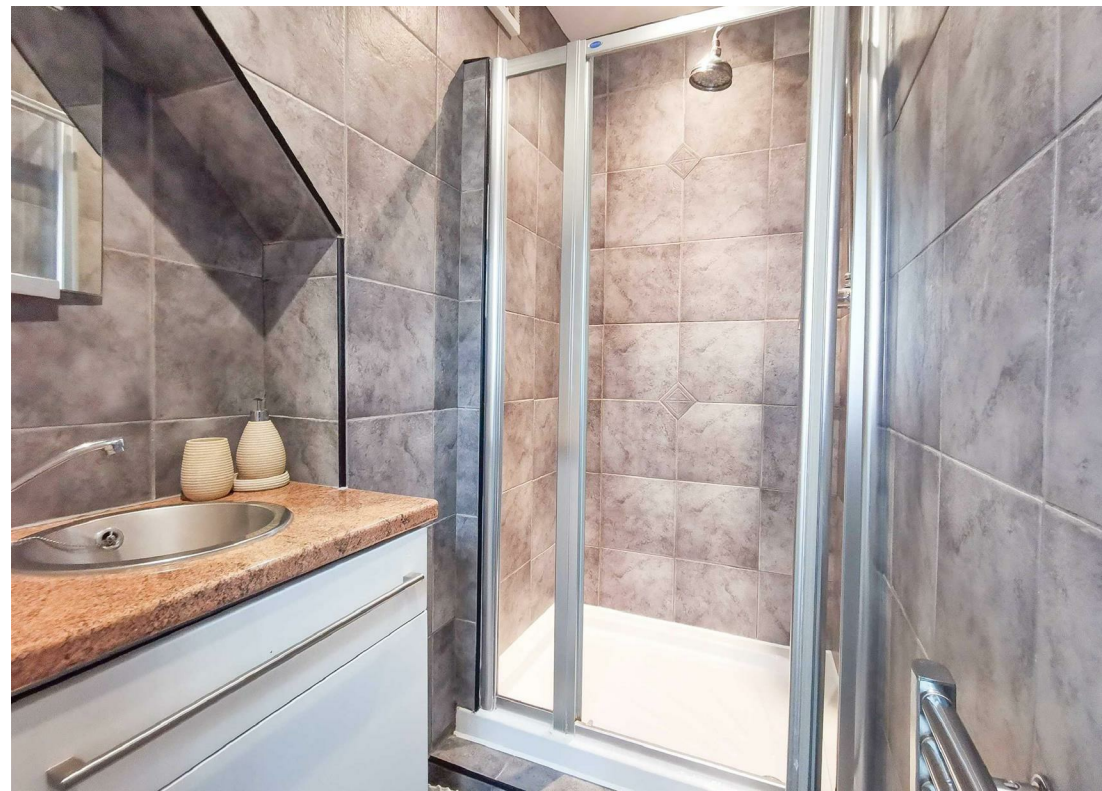
**En-Suite Bathroom**  
Circular window to bedroom. Coved ceiling. Three piece white suite comprising: Sunken bath with tiled surround, pedestal wash hand basin and w.c. Chrome towel radiator. Tiled walls and floor.

**Bedroom Two**  
10'5" x 10'0" max (3.18 x 3.05 max)  
Obscured double glazed window to side. Coved ceiling with centre rose. Built-in wardrobe. Radiator. Door to:

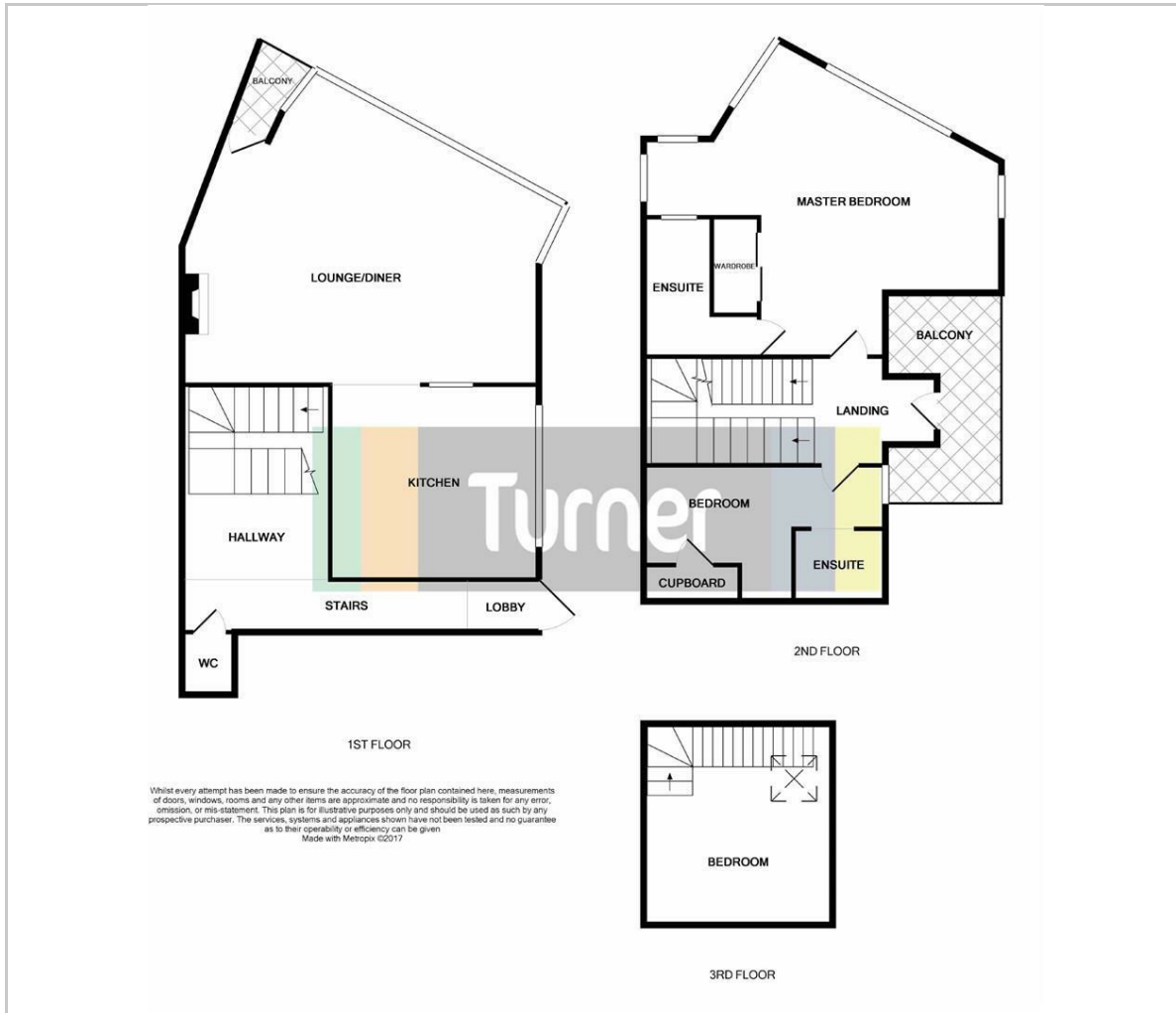
**En-Suite Shower Room**  
Spotlights to ceiling. Shower cubicle. Inset sink with vanity unit under. Built-in cupboard housing combination boiler. Chrome towel radiator. Tiled walls and floor.

**Bedroom Three**  
10'6" x 7'1"+eaves (3.20 x 2.16+eaves)  
Double glazed skylight to front with seaview. Radiator. Eaves storage areas. Laminate floor.

**Agents Notes**  
The property is being offered with no onward chain and a share of the freehold.



## Floor Plan



## Viewing

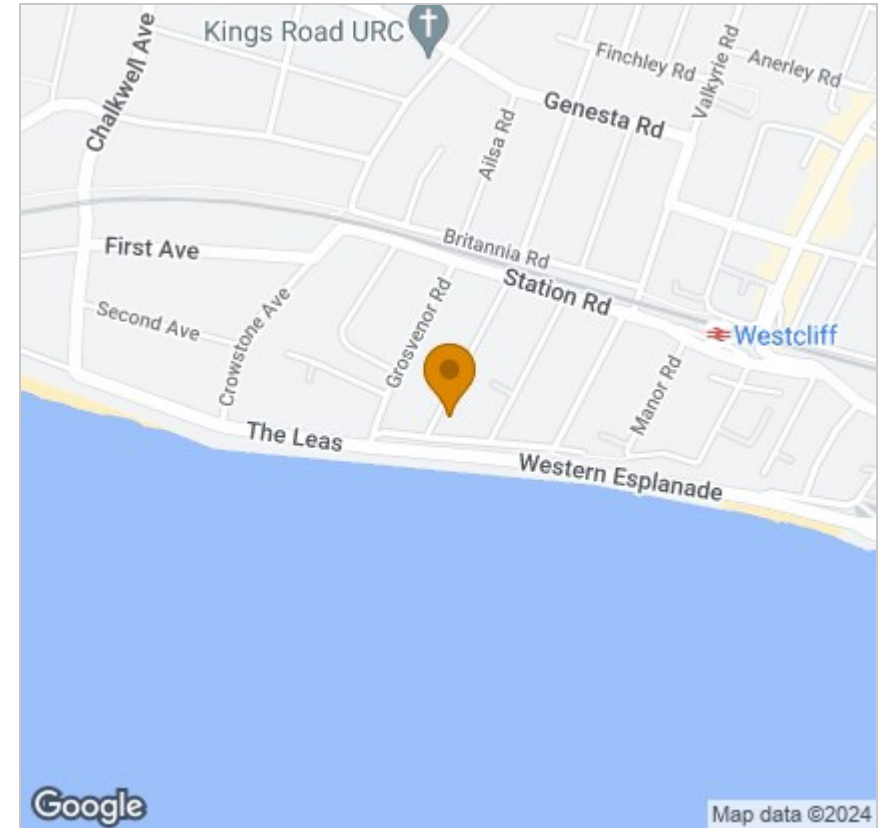
Please contact our Sales & Lettings Office on 01702710555 if you wish to arrange a viewing appointment for this property or require further information.

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34 Broadway, Leigh-on-Sea, Essex, SS9 1AJ  
Tel: 01702710555 Email: info@turnerestates.co.uk turnerestates.co.uk

## Area Map



## Energy Efficiency Graph

