



\* £500,000 - £525,000 \* No Onward Chain \*  
Incredibly spacious three bedroom maisonette along the Thames Estuary with accommodation over two floors. Boasts open plan living space, an ensuite WC to the master suite, ample storage, two balconies, one allocated off-street parking space, a garage and a workshop.

- Seafront Apartment with Impressive Views Across the Thames Estuary
- No Onward Chain
- South Facing Balcony Overlooking the Seafront
- Sizeable Lounge/Diner Opening into a Large Kitchen
- Two Double Bedrooms on the Ground Floor
- Further Balcony to the Rear
- Three Piece Shower Room and a Guest WC
- Large Master Suite with Eaves Storage and an Ensuite WC
- One Allocated Off-Street Parking Space
- Garage and a Workshop

## Eastern Esplanade

Southend-on-Sea

**£500,000**

Price Guide



# Eastern Esplanade



The accommodation offers a sizeable lounge/diner which leads out to a South facing balcony with sea views, as well as a good-sized kitchen. An inner hallway leads to a three piece shower room, WC and two double bedrooms, of which one has built-in wardrobes and access to a large balcony. Stairs lead up to the master suite which offers further storage space and an ensuite WC. Extras include double glazing, gas central heating, one allocated off-street parking space, a garage and a workshop.

Eastern Esplanade is a sought after location along the Thames Estuary boasting spectacular sea views. Within a close distance, there are excellent amenities, Southchurch Park, bus links, Southend East Train Station and well-regarded schools.

## Entrance Hall

8'6 x 5'4

Double glazed window to the front aspect. Radiator. Laminate wood effect flooring. Wall-mounted shoe rack. Coving to textured ceiling with inset spotlights. Attractive part glazed door to;

## Lounge/Diner

21'9>18'9 x 16'7

Laminate wood effect flooring. Coving to textured ceiling. Two radiators. Double glazed sliding patio doors provide access to;

## South Facing Balcony

11'7 x 4'8

Contemporary steel balustrade with glass insert. Wall-mounted 'pull down' sun canopy. Attractive tiled flooring.

## Kitchen

11'8 x 8'6

Eye and base level units with square edge working surfaces, inset one-and-a-quarter sink unit with a single drainer and mixer taps, tiled splashbacks, integrated dishwasher, larder style unit with integrated fridge/freezer, built-in 'Hotpoint' double oven with ceramic four ring hob over and tiled splashbacks, integrated under counter 'Beko' washing machine, integrated wine cooler. Breakfast bar/seating area with storage cupboard under. Coving to textured ceiling inset with recessed lighting.

## Inner Hallway

11'8 x 4'2

Laminate wood effect flooring. Attractive panelled oak doors to Bedroom Three, Bedroom Two, Bathroom and Guest Cloakroom/WC. Open tread staircase to Master Bedroom Suite. Louvered door to recessed storage. Textured ceiling.

## Shower Room

8'3 x 7'2

The stunning suite comprises a triple width independent shower cubicle with integrated shower unit with 'drencher style' shower head and additional hand held shower, concealed cistern flush WC with vanity wash hand basin with mixer tap over with storage cupboard under. Wall mounted 'ladder style' stainless steel heated towel rail. Attractive tiling to two aspects with remaining walls being fitted with 10mm 'marine ply hi-lock' panels. Extractor fan with separate control switch. Smooth plastered ceiling inset with recessed lighting.

## Guest WC

Modern two piece white suite comprises wall mounted vanity wash hand basin with mixer tap over and storage cupboard under and dual flush WC. Tiling to all visible walls with border tile. Extractor fan with separate control switch. Textured ceiling.

## Bedroom Two

13'3 x 11'7

Laminate wood effect flooring. Four door wardrobes to one aspect with automatic recessed pelmet lighting. Radiator inset to decorative cabinet. Double glazed sliding patio doors to rear providing access to;

## Balcony

Full width of the apartment. Metal railings. Far reaching views.

## Bedroom Three

12'1 x 8'11

Double glazed window to rear aspect. Radiator. Coving to textured ceiling.

## Master Suite

21'1 x 11'8

Large double glazed skylight window to rear aspect. Approached via bespoke timber open tread staircase leading to the Bedroom suite with contemporary glazed balustrade to three aspect inset with oak newel post. Radiators. Wall light points. Built in mirror fronted wardrobes with additional storage adjacent. Further door to cupboard housing boiler. Additional 'walkway' (some restricted head-height) to the front aspect which measures 10'8 x 3'8 leading to a further large double glazed skylight offering far reaching estuary views across Southend Seafront and beyond. This is flanked by two large eaves storage approach via louvered doors. Further louvered door to;

## Ensuite WC

The modern two piece suite comprises wall mounted vanity wash hand basin with mixer tap over and storage cupboard under and dual flush WC. Wall mounted lighting. Textured ceiling.

## Garage

16'0 x 7'8

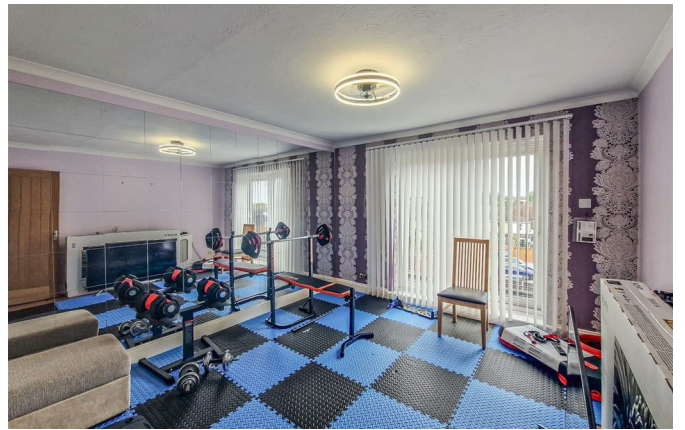
Up and Over door. Power and Lighting.

## Workshop

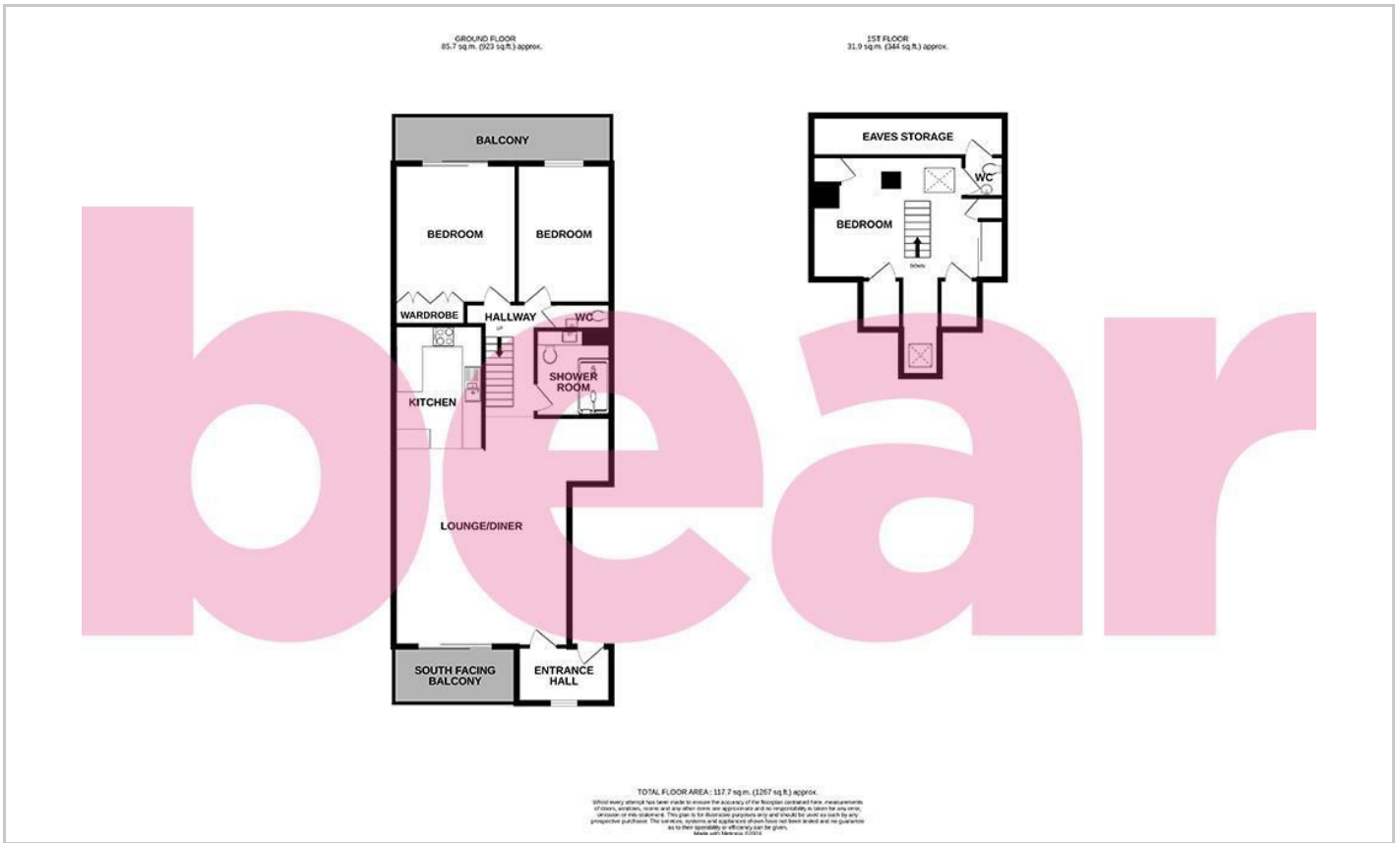
11'2 x 8'7

## One Allocated Off-Street Parking Space

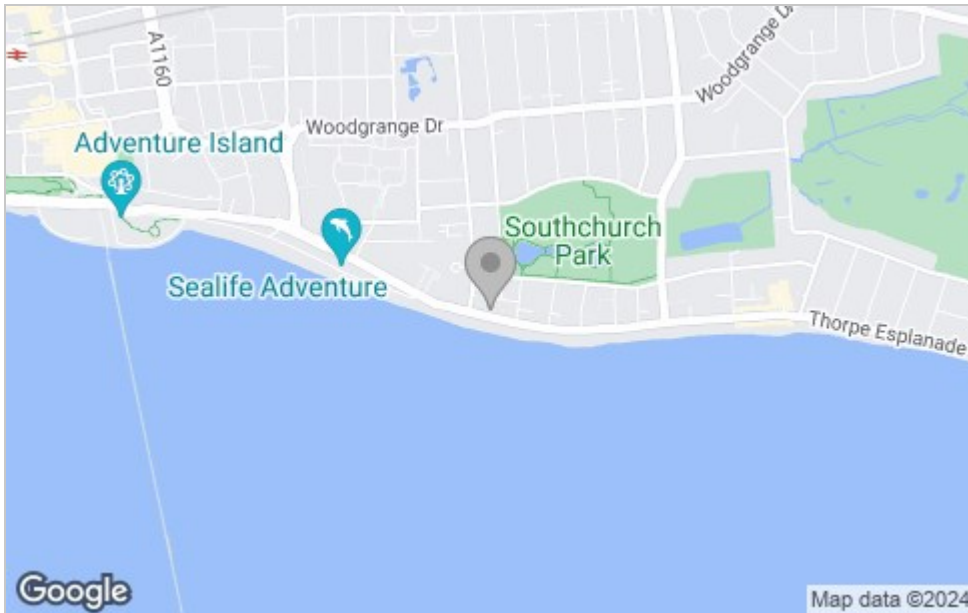




# Floor Plan



# Area Map



# Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

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# Energy Efficiency Graph

