

**SCOTT &  
STAPLETON**

**THE SHORE**  
Westcliff-On-Sea, SS0 8FF  
**£1,100,000**





## THE SHORE

**£1,100,000**

WESTCLIFF-ON-SEA, SS0 8FF

Scott and Stapleton are excited to offer for sale this magnificent seafront apartment situated within the highly desirable Shore development.

This stunning apartment is located on the first floor with breathtaking uninterrupted estuary views. There is direct access from the lift into a superb entrance hall with storage whilst the open plan living space includes a spacious lounge area, dining area and high quality kitchen with integrated appliances together with a large south facing balcony plenty big enough for table & chairs plus sun loungers.

There are 3 large double bedrooms, 2 luxury en suite bathrooms plus a modern fitted family bathroom.

Scott and Stapleton are excited to offer for sale this magnificent seafront apartment situated within the highly desirable Shore development.

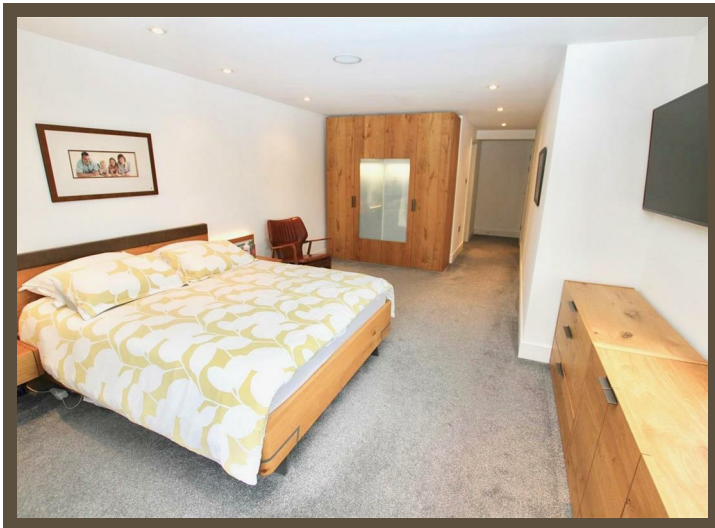
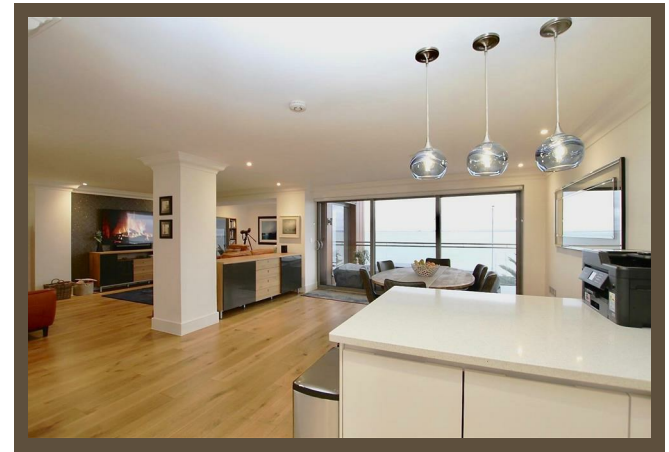
This stunning apartment is located on the first floor with breathtaking uninterrupted estuary

views. There is direct access from the lift into a superb entrance hall with storage whilst the open plan living space includes a spacious lounge area, dining area and high quality kitchen with integrated appliances together with a large south facing balcony plenty big enough for table & chairs plus sun loungers.

There are 3 large double bedrooms, 2 luxury en suite bathrooms plus a modern fitted family bathroom. Secure allocated parking can be found in the basement with lift access and communal facilities include an on site concierge and gym.

The Shore is located in a highly desirable & convenient location close to numerous transport links including Chalkwell railway station. Shopping areas can also be found nearby at Hamlet Court Road or Leigh Broadway and leisure facilities are also within walking distance including numerous restaurants & bars at The Arches or Leigh Old Town.

A fabulous opportunity to purchase an amazing quality, low maintenance, lock up & leave style apartment in the most sought after Chalkwell seafront development. An early internal inspection is strongly recommended.



## Accommodation is approached via

### Lobby

13.3 x 2.38 (43'7" x 7'9")

Approached via lift. Full height double glazed window to front elevation. Tiled flooring. Range of fitted storage cupboards.

### Entrance Hallway

6.02 x 1.71 into 1.33 (19'9" x 5'7" into 4'4")

Solid wood flooring. Underfloor heating. Doors to all rooms. Two storage cupboards. Smooth painted ceiling. Spot lights. Sonos sound system.

## Spectacular Open Plan Lounge/Kitchen/Diner

### Lounge

8.23 x 3.83 (27'0" x 12'6")

Double glazed windows to front and side elevation. Solid wooden flooring with under floor heating. Smooth painted ceiling. Spot lights. Sonos sound system.

### Dining Area

5.20 x 4.52 (17'0" x 14'9")

Double glazed sliding patio doors to front elevation leading to south facing balcony. Solid wood flooring. Underfloor heating. Smooth painted ceiling. Spot lights. Sonos sound system.

### Kitchen

4.18 x 2.91 (13'8" x 9'6")

Tiled flooring. Modern range of low and eye level Paul Newman kitchen cabinets fitted with integrated oven, induction hob with extractor hood, dishwasher, washer/dryer, fridge/freezer and coffee machine. Granite worktops. Breakfast bar with light feature. Smooth painted ceiling. Spot lights. Sonos sound system.

### Balcony

4.72 x 2.93 (15'5" x 9'7")

Beautiful private south facing balcony approached via large sliding doors. Uninterrupted views across the Estuary. Composite decking with brushed steel and glass balustrade.

### Bedroom One

9.27 x 4.25 (30'4" x 13'11")

Double glazed windows to rear and side elevation. Carpet. Smooth painted ceiling. Spot lights. Sonos sound system.

### Ensuite

3.04 x 1.67 (9'11" x 5'5")

Tiled floor. Fully tiled walls. Luxury three piece suite comprising wall hung WC, double basin and walk in shower cubicle with fitted screen and rain head shower. Chrome heated towel rail. Smooth painted ceiling. Spot lights.

### Bedroom Two

5.92 x 2.92 (19'5" x 9'6")

double glazed window to rear elevation. Carpet. Door to ensuite. Smooth painted ceiling. Spot lights. Sonos sound system.

### Ensuite

2.73 x 1.90 (8'11" x 6'2")

Obscure double glazed window to side elevation. Tiled floor. Fully tiled walls. Luxury three piece suite comprising wall hung WC, basin and walk in shower cubicle with glass screen and rain head shower. Chrome heated towel rail. Smooth painted ceiling. Spot lights.

### Bedroom Three

4.78 x 2.39 (15'8" x 7'10")

Double glazed window to rear elevation. Laminate flooring. Smooth painted ceiling. Spot lights. Sonos sound system.

### Family Bathroom

2.23 x 1.92 (7'3" x 6'3")

Tiled flooring. Fully tiled walls. Four piece suite comprising wall hung WC, basin, fitted bath and shower cubicle with glass screen and rain head shower. Chrome heated towel rail. Smooth painted ceiling. Spot lights. Sonos sound system.

## Lease Details

The vendor informs us that:  
Share of Freehold with 999 years remaining.  
Service charge approx £4,400 PA  
Ground rent is £0 PA

## The Shore Offers

The Shore includes:  
CML Compliant 10 year warranty  
Ground floor reception with concierge and seating area with WIFI  
Mains controlled smoke detectors in all apartments  
Secure underground parking  
Opale colour video system  
Lift access to all floors

Communal gym

24 hour CCTV monitoring in communal halls, gardens and car park



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