



**DEDMAN
GRAY**

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S4, The Shore

Westcliff-On-Sea

In Excess of **£700,000**



Stunning second floor apartment located in this iconic development located at the tranquil end of Chalkwell seafront, being literally a stone throw from the beach. The Shore has been meticulously designed with every apartment offering an open plan contemporary layout to maximise the superb seaside views and finished to an exceptional high standard with contemporary fitted kitchens including integrated Siemens & V-Zug appliances and bespoke Villeroy & Boch bathroom suites with Vado & Grohe chrome fittings. This truly is a luxury living complex and to the ground floor there is a reception area with concierge service, access to the underground secure allocated parking and communal bike racks. The benefits include a private residents gym and lift access to all floors N.B. We have been advised by the vendor that they are nearing completing the purchase of a share of the freehold.

- 2nd Floor luxury 2 Bedroom apartment
- Large lounge with superb sea views and balcony
- Fitted luxury kitchen
- Concierge service / residents gym
- Offering No onward chain
- Secure underground allocated parking
- Lift to all floors
- Seafront Location
- Close to mainline railway station

Entrance

Secure entrance into building reception with concierge service. Lift and stairs to all floors. Solid front door into apartment hallway with wooden flooring, smooth plastered ceiling with down lighters, wall mounted entryphone system, built in airing cupboard housing cylinder and plumbing for under floor heating

Bedroom One

11' 3" x 9' 10" (3.43m x 3.00m)

Double glazed window to rear, smooth plastered ceiling with down lighters, TV point, control switch and door to

En-suite shower room

6' 3" x 4' 1" (1.91m x 1.24m)

Fully tiled three piece en-suite comprising of low flush WC, vanity wash hand basin and shower cubicle, chrome heated towel rail, smooth plastered ceiling with down lighters

Bedroom 2

11' 6" x 10' 5" (3.51m x 3.18m)

Double glazed window to rear, smooth plastered ceiling with down lighters and speakers

Bathroom

11' 9" x 9' 0" (3.58m x 2.74m)

Narrowing to 5'7 - Contemporary 4 piece bathroom suite comprising of a walk in double shower cubicle with rainfall shower over, Concealed low flush WC, wash hand basin set into vanity unit, grey tiled walls with inset alcove, underfloor heating, extractor fan. Smooth plastered ceiling with downlights.

Lounge

16' 9" x 14' 6" (5.11m x 4.42m)

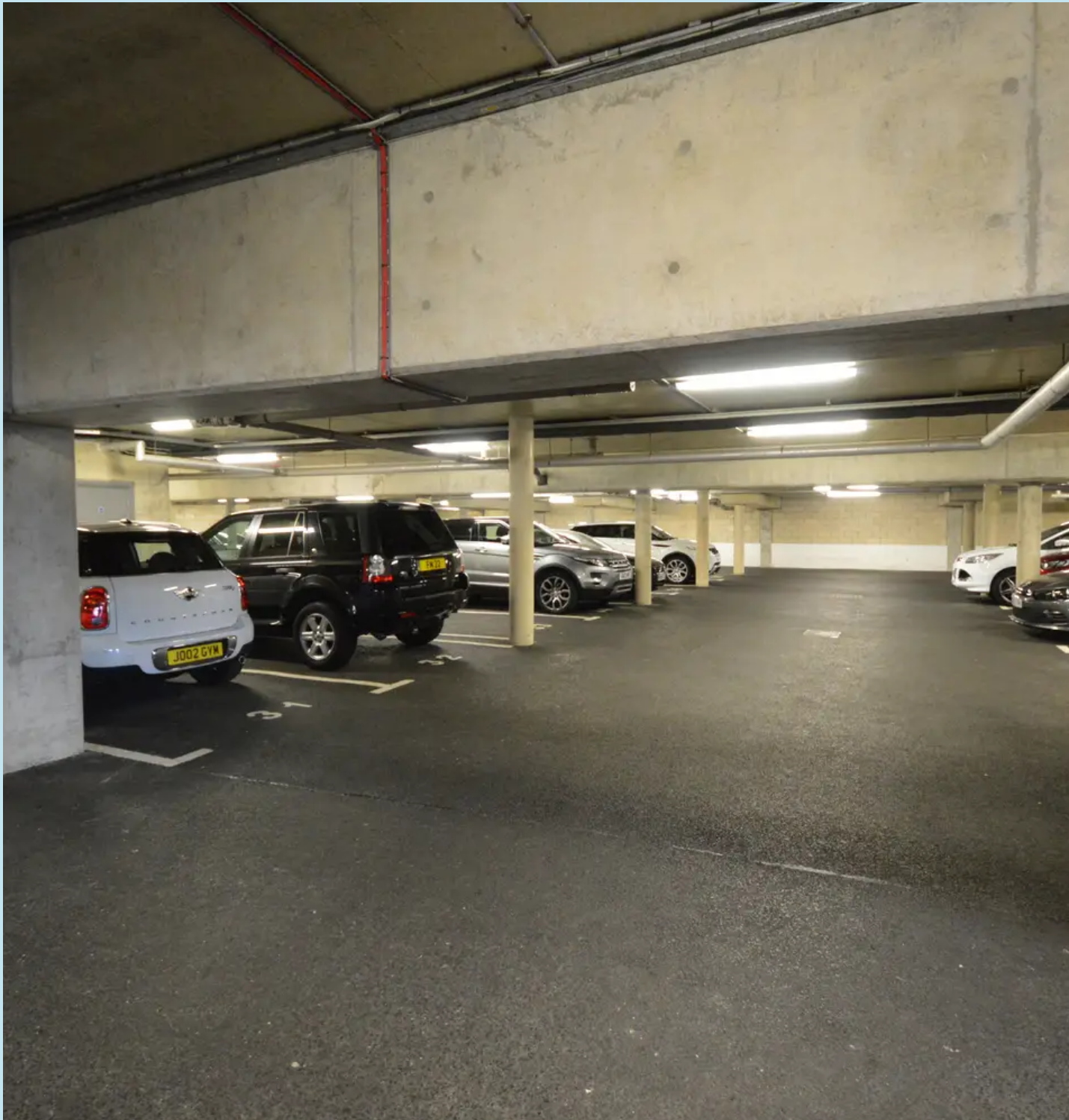
Wooden flooring with underfloor heating, coving to smooth plastered ceiling with down lighters and speakers, double glazed sliding patio doors leading to the balcony with stunning estuary views and open plan to:

Kitchen/diner

13' 3" x 13' 1" (4.04m x 3.99m)

Double glazed windows with estuary views, a range of base and eye level units with concealed lighting, quartz worktops with splashbacks, inset stainless steel sink unit with mixer taps, central island with built in 4 ring electric hob inset to the quartz worktop with extractor fan above, storage cupboard below and further storage to one side, integrated fridge/freezer and built in Siemens coffee machine, 2 steam ovens, smooth plastered ceiling with downlights.





ALLOCATED PARKING

1 Parking Space

One allocated parking space in the secure underground car park. Access to residents gym.

S4

FIRST FLOOR

109 sq m 1173 sq ft

FLOOR KEY

- Seventh Floor
- Sixth Floor
- Fifth Floor
- Fourth Floor
- Third Floor
- Second Floor
- First Floor
- Ground Floor
- Lower Ground Floor
- Basement Floor



FLOOR AREA BREAKDOWN

Internal Floor Area
1173 sq ft

External Floor Area
00 sq ft

ROOM DIMENSIONS

Living = 5.5 x 3.4m

Master Bedroom = 3.8 x 4.8m

Bedroom 2 = 3.5 x 3.8m





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