



**DEDMAN
GRAY**

www.dedmangray.co.uk

E2, The Shore

Westcliff-On-Sea

£585,000



Luxurious 2 bed flat in a prime seafront location with en suite, large lounge, stunning kitchen, gym access, and allocated parking. Generously sized terrace with scenic views. Ideal for seaside living near transport links. Block-paved sun terrace for al fresco dining. Luxury interiors in a desirable location.

Council Tax band: F

Tenure: Share of Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Seafront Location
- En suite to master bedroom
- Large Lounge Area
- Stunning Kitchen With Integrated Appliances
- Secure Allocated Parking For One Vehicle
- Residents Gym
- Generously Sized Terrace
- Close To Westcliff-On-Sea Station
- Ground Floor Apartment with Two Double Bedrooms

Entrance Hall

Personal Fob Entry System. Video intercom, panelled door leading to wood flooring with underfloor heating. Coving to ceiling with spotlight lighting.

Kitchen Lounge/Diner

28' 4" x 21' 11" (8.63m x 6.69m)

Ceramic tiled flooring with underfloor heating. Range of base and wall units, granite work tops incorporating stainless steel sink, integrated V-ZUG Electric oven, integrated V-Zug coffee machine, Euro induction Hob with ceiling fitted extractor fan. Integrated washer/dryer and dishwasher. Double glazed windows to side, double glazed French sliding patio doors, storage cupboard, coving to ceiling with spotlights.

Bedroom 1

13' 5" x 10' 6" (4.09m x 3.19m)

Carpet flooring with underfloor heating, double glazed window to side aspect, ceiling spotlight lighting, integrated ceiling speaker.

En-suite

8' 8" x 5' 11" (2.63m x 1.81m)

Suite comprising shower with glass screen, vanity wash hand basin, low flush wc, tiled walls and flooring.

Bedroom 2

13' 5" x 9' 7" (4.09m x 2.92m)

Carpet flooring with under floor heating, double glazed window to side aspect, spotlight lighting, integrated ceiling speaker.

Bathroom

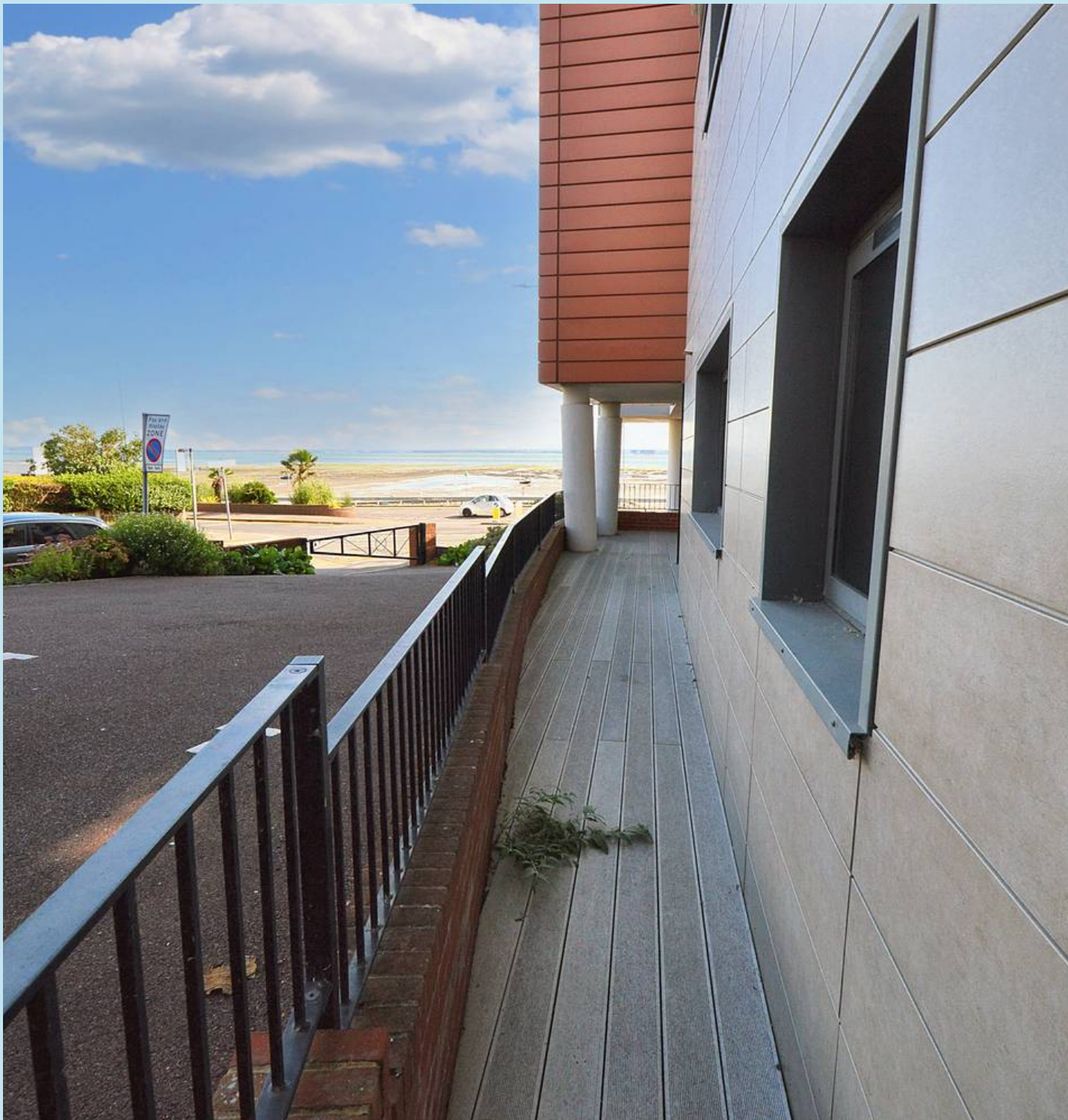
9' 10" x 5' 1" (3.00m x 1.54m)

Ceramic tiled walls and flooring, wall hung wash hand basin, with inset drawer unit. Bath with chrome mixer taps, wall mounted rain head shower, with clear glass screen. Wall hung W/C, heated towel rail, spotlight lighting.

General

CML Compliant 10 year warranty. Mains controlled smoke detectors. Brushed stainless steel and white switches and sockets. Ground floor reception area with lounge seating and wi-fi. Concierge service. 24-hour CCTV monitoring communal halls, gardens and car park. Communal Gymnasium. Lift access to all residential floors.





BALCONY

11' 10" x 5' 5" (3.61m x 1.65m)

Block paved sun terrace.

SECURE GATED

1 Parking Space

Secure underground parking with one allocated space.





Dedman Gray

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