



\* £375,000 - £425,000 \* SHARE OF FREEHOLD \* PRIVATE SOUTH FACING BALCONY \* UNRIVALLED SEA VIEWS \* THREE DOUBLE BEDROOMS \* COMMUNAL GARDENS \* TOP FLOOR \* NO ONWARD CHAIN \* This stunning period building with its impressive facade offers for sale the spacious top floor apartment, complete with a private south-facing balcony and a share of the freehold! The accommodation is comprised of; beautiful communal front garden, steps up to the ornate entrance hall with stained glass double doors, a top floor private entrance hall with an opening through to the front kitchen-reception room which has sea views and the incredible south-facing balcony. There are three double bedrooms, lots of built-in wardrobe space, an ensuite to master, a three-piece family bathroom and a rear fire-escape leading to the private storage shed and rear communal garden. The Leas is a highly sought-after seafront location with sea views all along the roadside and ample on-street parking available. Westcliff and Chalkwell beachfronts are on your doorstep, with a range of cafes and restaurants, as well as being moments from Westcliff Station for London commuters. The property is offered with no onward chain and viewings are available now!

- Private south-facing balcony
- Top floor apartment
- Sought-after 'The Leas' seafront location
- Main bathroom and ensuite to master
- Westcliff Station minutes away for London commuters
- Unrivalled sea views
- Incredibly attractive and well-kept building
- Three double bedrooms with ample built-in wardrobes
- Two communal gardens and a private storage shed
- Chalkwell beachfront and amenities on your doorstep

## The Leas

Westcliff-On-Sea

**£375,000**

Price Guide





# The Leas



## Frontage

Ample on-road parking available to the front, beautifully mature and well-kept communal front garden with space for seating, an especially decorative and ornate facade and entrance porch with stained glass double doors and a staircase rising to the second/top floor private entrance.

## Private Entrance Hallway

Spotlighting, two radiators, skirting, carpet.

## Kitchen-Reception Room

21'9" x 14'3"

UPVC double glazed French doors and window to front aspect allowing for incredible sea views from both kitchen and reception areas as well as access to private south-facing balcony. Matt kitchen units both wall-mounted and base level comprising; four ring burner Neff induction hob with Neff stainless steel extractor hood over and a Bosch integrated oven, stainless steel sink with drainer and brushed nickel mixer tap, stone effect laminate worktops with tiled splashbacks, stainless steel pan drawers, space for washing machine, spotlighting, loft access, double radiator and a further single radiator, skirting, carpet in reception areas and wood effect laminate flooring elsewhere.

## Private South-Facing Balcony

Amazing 180° sea views with metal balustrades and a tiled floor.

## Bedroom One

14'5" x 12'2"

UPVC double glazed rear window, large set of built-in wardrobes, access to en-suite, double radiator, skirting and carpet.

## En-Suite to Bedroom One

6'3" x 5'4"

Obscured UPVC double glazed side window, shower enclosure with drencher head and secondary shower attachment, vanity unit with countertop wash basin and a chrome mixer tap, WC, chrome towel radiator, spotlighting, extractor fan, fully tiled walls and flooring.

## Three-Piece Family Bathroom

7'6" x 6'5"

Obscured UPVC double glazed side window, corner bath tub with chrome mixer tap, vanity unit with wash basin and chrome mixer tap, WC, chrome towel radiator, spotlighting, extractor fan, partial wall tiling and mosaic effect lino flooring.

## Bedroom Two

13'10" x 8'2"

UPVC double glazed rear door with sidelights leading to the rear stairwell and the rear communal garden and private storage shed, built-in wardrobes, boiler cupboard, radiator, spotlighting, skirting and carpet.

## Bedroom Three

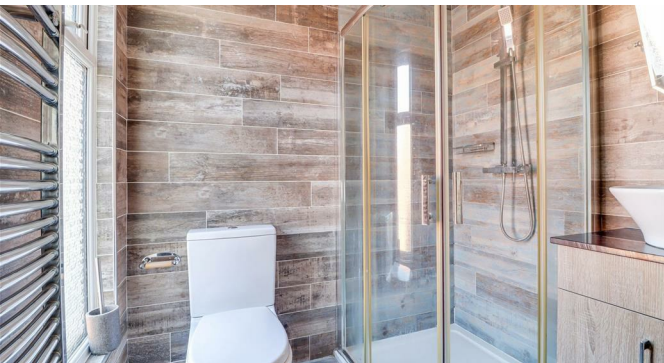
10'5" x 8'3"

UPVC double glazed side window, radiator, skirting and carpet.

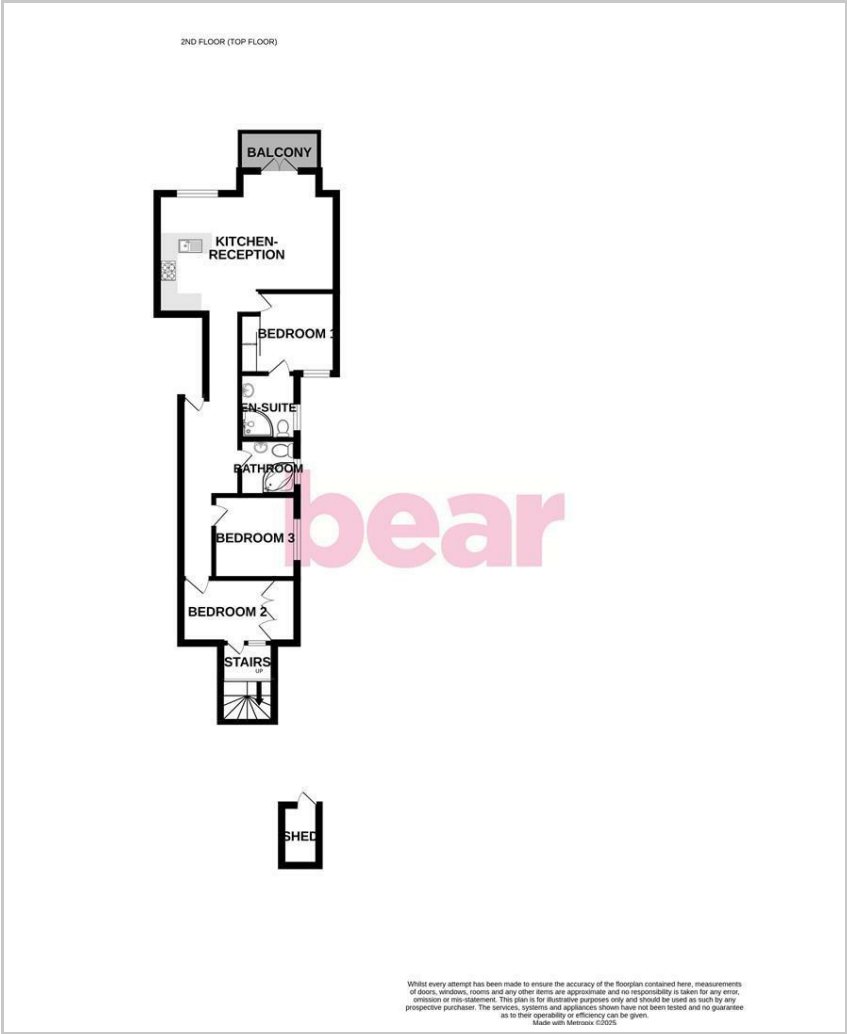
## Communal Rear Garden

Two communal gardens: Front garden with planting and seating space. Rear garden is gated with access to the side road, private storage shed, hardstanding area, shingle area and planting.





# Floor Plan



# Area Map



# Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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# Energy Efficiency Graph

