



**\* SHARE OF FREEHOLD \* PARKING FOR TWO \* ESTUARY VIEWS \***  
Occupying a prime coastal position within walking distance of Leigh Broadway, Chalkwell beach and Chalkwell station, this spacious three-bedroom top-floor flat offers generous, well-balanced accommodation and stunning estuary views.

The property boasts a bright and airy lounge/dining room, perfect for both relaxing and entertaining, alongside a modernised kitchen and a stylish four-piece bathroom suite. There are two generously proportioned double bedrooms, complemented by a third single bedroom ideal for use as a nursery, home office or study.

Further benefits include access to beautifully maintained communal gardens, parking for two vehicles, and the valuable advantage of a share of freehold. With its enviable location and excellent transport links, this home is perfectly suited to families and professionals seeking the best of coastal living with local amenities close at hand.

- Complete Onwards Chain
- Two Off-Street Parking Spaces
- Recently Renovated Interior
- Access to Communal Garden
- Close to Chalkwell Park, Beach and Train Station
- Estuary Views
- Share Of Freehold
- Gorgeous 4-Piece Family Bathroom
- Spacious Living Accommodation
- Walking distance to Local amenities including Leigh Broadway

**Kings Road**  
**Westcliff-On-Sea**  
**£450,000**



# Kings Road



## Frontage/Parking

Double bay fronted period building with allocated parking spaces (property has access to two spaces), secure entrance to communal hallway, side access to communal garden.

## Entrance Hall

Approached via the communal entrance door, with stairs leading to a communal first floor landing. Private door leading to private landing with storage area, carpeted stairs leading to second floor landing comprising of; smooth coved ceiling with inset spotlights, obscured uPVC double glazed window to side aspect, wall mounted radiator, built in storage and doors leading to;

## Lounge / Dining Room

21'11 x 13'10

Smooth coved ceiling with feature pendant lights, double glazed lead lite window to the front aspect with estuary views, obscured lead lite window to the side aspect, two wall mounted radiators and wood effect laminate flooring.

## Kitchen

13' x 11'10

L-Shaped Kitchen with smooth ceiling and inset spotlights, obscure double glazed window to side, modern handleless style wall and base level units, floor to ceiling storage solution with integrated oven and fridge/freezer, wooden roll-edge worktop, stainless steel sink with Quooker hot tap, wooden splashback, hob, integrated dishwasher, integrated wine fridge, space for washing machine, and wood effect laminate flooring.

## Bedroom One

15'1 x 9'10

Smooth coved ceiling with pendant light, UPVC double glazed window to rear aspect with plantation shutters, double radiator, floor to ceiling wardrobes and carpet.

## Bedroom Two

11'3 x 8'6

Smooth coved ceiling with pendant light, UPVC double glazed window to rear aspect with plantation shutters, double radiator, floor to ceiling wardrobes with mirrored sliding doors, carpet.

## Bedroom Three

10'9 x 5'3

Smooth ceiling with wall light, UPVC double-glazed window to front aspect with plantation shutters and wood-effect laminate flooring.

## Bathroom

13'6 x 7'6

Obscure lead lit window to front, ceramic freestanding bath with chrome mixer tap, shower cubicle, vanity hand basin, low-level WC, tiled splashbacks, chrome towel radiator, and tiled flooring with underfloor heating.

## Communal Garden

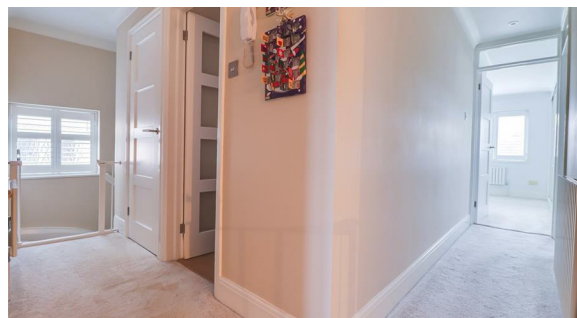
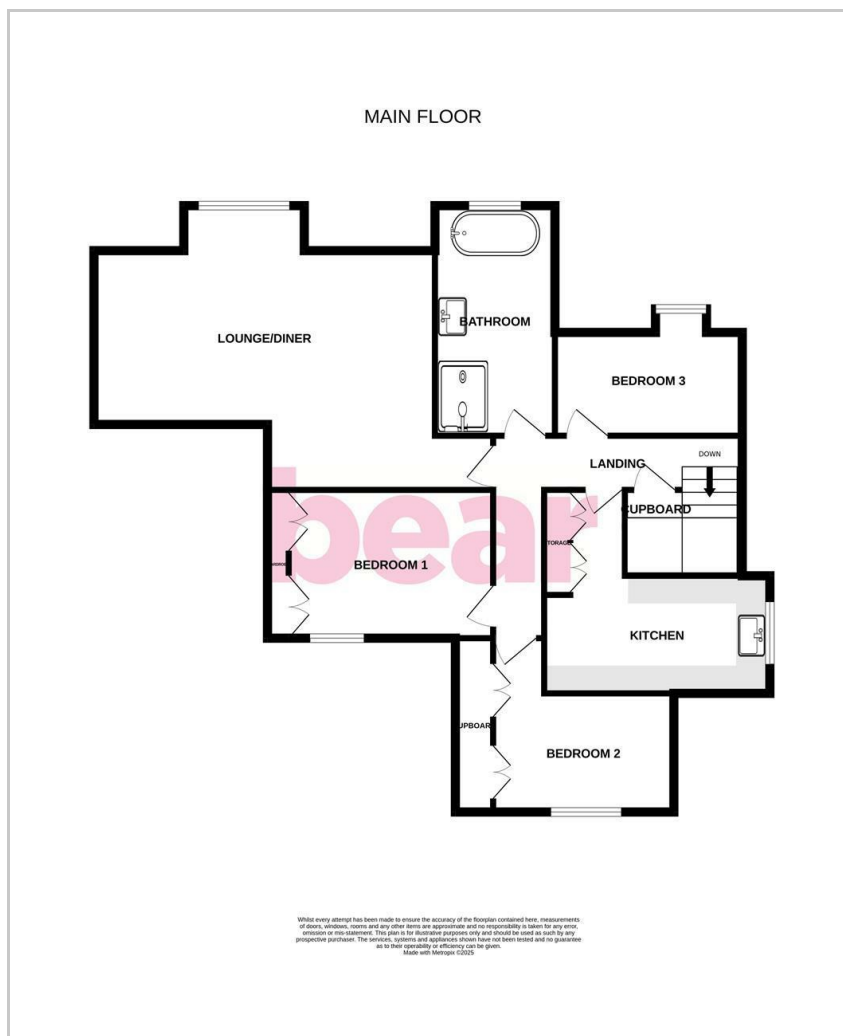
Access via the side of the building, Mature planting borders and hedges for complete privacy, concrete pathway and remainder laid to lawn.







## 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

