



## Chapman Sands, Chalkwell Esplanade Westcliff-on-Sea

- EXCLUSIVE CHAPMAN SANDS DEVELOPMENT
- TWO BEDROOM/TWO BATHROOM DUPLEX APARTMENT
- UNDERGROUND PARKING
- PANORAMIC ESTUARY VIEWS



### Guide Price £895,000

Hair & Son are privileged to showcase this stunning two bedroom / two bathroom duplex apartment in the exclusive 'Chapman Sands' development, the epitome of luxury seaside living.







Hair & Son are privileged to present this stunning two bedroom duplex apartment in the exclusive 'Chapman Sands' development, the epitome of luxury seafront living which built in 2009 to a high specification. Rarely do these apartments become available, so an internal viewing is highly recommended to appreciate this special property.

Located in a prime position on Chalkwell Esplanade, 'Chapman Sands' offers the highest level of quality living, from the outstanding modern outlook, to the picturesque views across the estuary. The building features secure underground parking, a video intercom system, a glass passenger lift providing access to all floors as well as a lovely and well maintained communal garden.

The apartment itself spans across two floors, presented and adorned with modern finishes throughout, the apartment provides a perfect combination of living and entertaining space which is encapsulated within the heart of the property with the open planned living room, kitchen and dining room, perfect for friends and family to enjoy with patio doors leading out to the balcony space. Featuring a brand new fitted kitchen, a shaker style fitted kitchen with all integrated appliances. The further accommodation on this floor consists of a w/c, and a handy utility area with space for additional storage and space for laundry facilities.

Downstairs to the lower floor of the apartment there are the two double bedrooms of which the main bedroom features another lovely balcony space, while the second has a Juliet balcony. Both incorporating built in storage and fantastic luxury en-suites.

This apartment is extremely well located, with a stones throw from Chalkwell beach, a short distance to Chalkwell station with the C2C line providing direct links to London Fenchurch Street in under an hour and you are also within a short drive to the popular Leigh Broadway, boasting an array of shops and eateries, a great place to spend time with friends and family.

## **COMMUNAL ENTRANCE**

Video phone entry system, glass lift from underground car park up to all floors.

## **ENTRANCE HALL**

Spotlights and ceiling light with carpet laid to floor, leading to:

## **LIVING ROOM**

17' 0" x 12' 4" (5.18m x 3.76m) Spacious living area offering superb Estuary views with sliding glass doors, glass enclosed balcony, full flame feature gas fire with stone surround. Electronic adjustable blinds, carpet laid to floor, smooth ceiling with spotlights and wall mounted lights.

## **KITCHEN AND DINING ROOM**

13' 5" x 9' 8" (4.09m x 2.95m) Shaker Style Kitchen, with built in appliances including: Double Oven, microwave, dishwasher, fridge freezer, wine cooler and island with induction hob. Range of wall and base level units with spotlights and wall mounted lights with smooth ceiling.

Dining room, spotlights, oak wood flooring and access to the south facing balcony.

## **BALCONY**

Private South facing balcony with views across the estuary.

## **W/C**

Tiled Flooring, wall mounted lights, spotlights, w/c, wash hand basin set into unit with mixer tap and storage below.

## **UTILITY ROOM**

Space for washing machine, space for tumble dryer, smooth ceiling with fitted spotlights, tiled flooring

## **LOWER FLOOR**

## **BEDROOM ONE**

18' 1" x 12' 4" (5.51m x 3.76m) Carpet laid to floor, spotlights, wall mounted lights, built in storage and sliding patio door leading to south facing balcony and to En-suite bathroom.





### **ENSUITE ONE**

Tiled flooring, tiled walls, bathtub with mixer tap, large corner shower cubicle with rainfall shower head and a separate handheld shower attachment, wall mounted wash hand basin, low level w/c and a heated towel rail.

### **BEDROOM TWO**

15' 4" x 9' 7" (4.67m x 2.92m) Carpet laid to floor, spotlights, built in storage, door leading to En-suite bathroom.

### **JULIET BALCONY**

Cast iron balustrade overlooking the front.

### **ENSUITE TWO**

Three piece bathroom suite comprising of: wash hand basin, low level w/c, large shower with rainfall shower head and a separate handheld shower attachment. Tiled flooring, tiled walls, smooth ceiling with spotlights.











#### **UNDERGROUND PARKING**

Secure underground allocated parking for two vehicles, plus two visitors spaces.

#### **COMMUNAL GARDEN**

Attractive well-tended communal gardens to the rear. The property also comes with two storage rooms.

#### **TENURE**

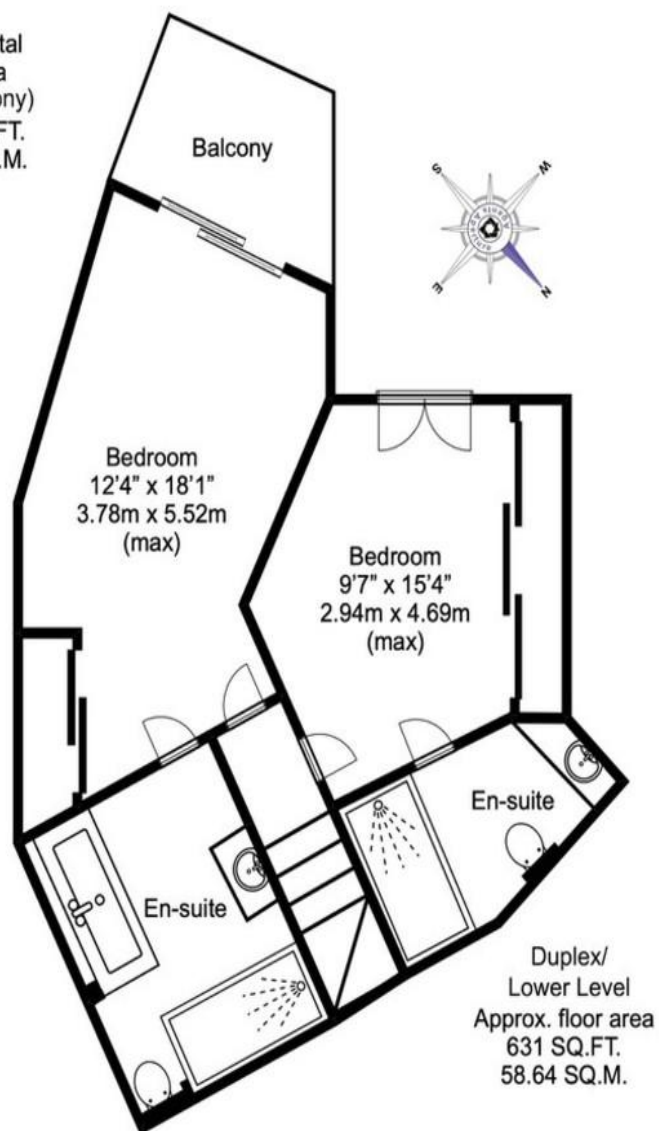
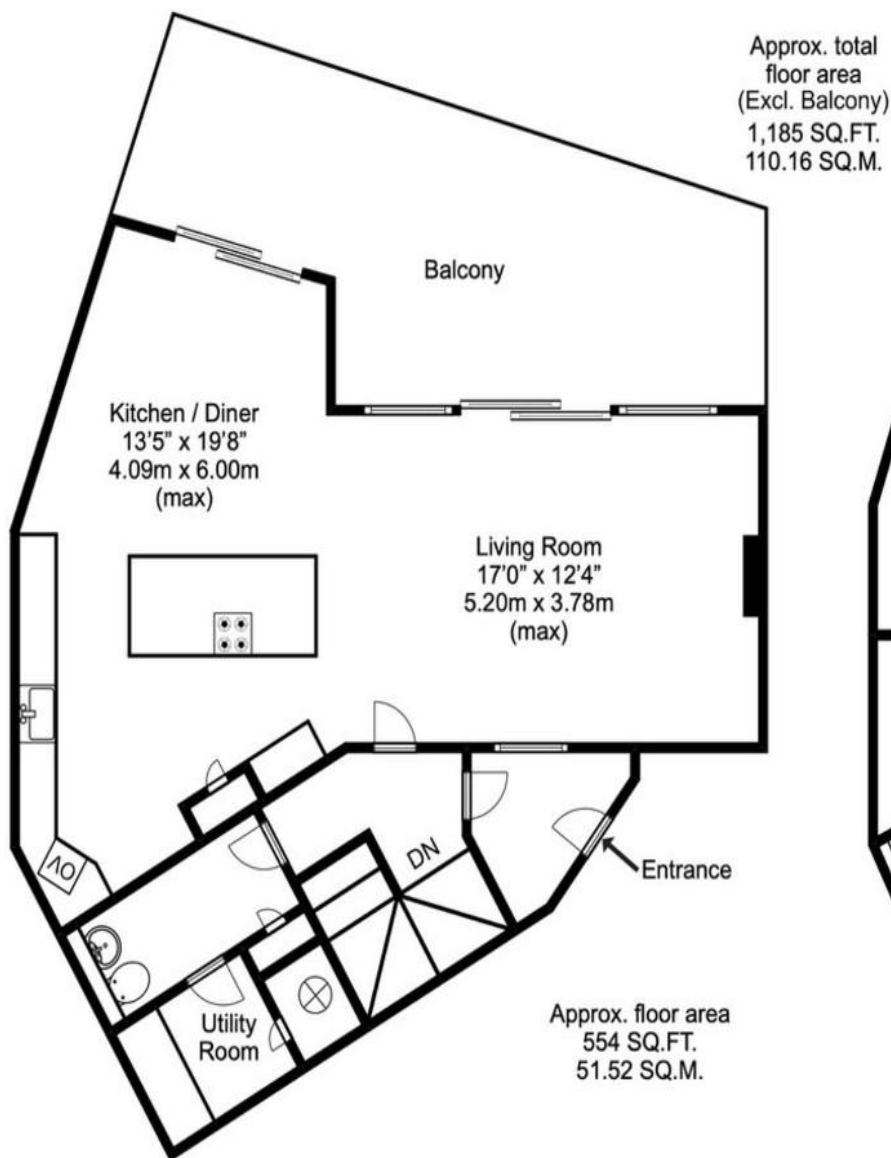
LEASE - 982 years.

SHARE OF FREEHOLD

SERVICE CHARGE - TO FOLLOW

EPC RATING B

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



#### Disclaimer

This plan is for illustrative purposes only and no responsibility is taken for any error, omission or misstatement. The appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings may not be represented in their actual location in relation to the property. Compass point, measurements and total areas should be considered inaccurate and checked as no guarantee is given to their accuracy. Buyers are strongly advised to take their own measurements and compass bearing.



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