



3 Mount Liell Court West

# 3 Mount Liell Court West The Leas Westcliff-On-Sea Essex SS0 8EE

Home Estate Agents are pleased to offer for sale this spacious and immaculately presented three bedroom first and second floor duplex apartment which is positioned on The Leas in Westcliff-on-Sea and boasts a stunning panoramic estuary vista. This sizeable residence also comes with a share of the freehold.

The accommodation comprises; shared entrance lobby to the ground floor stairs to the first floor and private door into; split-level hallway, two bedrooms, dressing room, en suite, bathroom, separate WC and a super open-plan contemporary kitchen, lounge, diner. To the second floor, the property has been extended to include a further landing and double bedroom. Externally, this wonderful home is complimented by resident parking and features a south facing balcony with fabulous sea views.



The property is served by radiator and underfloor heating as detailed. Situated on The Leas in Westcliff-on-Sea, this super flat is within close proximity to local amenities which includes nearby beach, shops, restaurants and mainline railway station - serving London Fenchurch Street for commuters.

Available with a share of the freehold, we strongly recommend internal viewings to avoid any disappointment.

## Entrance

Communal entrance with stairs leading to the first floor. Private entrance door into:

## Hallway

Fitted carpet, two radiators, split level landing, wall mounted lighting, coved cornice, down lights, storage cupboard, stairs leading to second floor. Doors into:

**Open Plan Kitchen/Lounge/Diner** 37'4 into bay x 12'8  
Solid wood flooring with underfloor heating, wall mounted radiator, air conditioning, Quartz worksurfaces



### Bedroom One

11'5 x 9'6

Fitted carpet, built in wardrobes, radiator, double glazed windows to side and rear with fitted shutters, coved cornice, ceiling light.

### Dressing Room 9'3 x 7'5

Fitted carpet, radiator, coved cornice, down lights, built in wardrobes, double glazed windows to side with fitted shutters. Doors to:

### En-Suite

Tiled flooring and walls, extractor, down lights, ceiling speaker, WC, wash hand basin with mixer tap and vanity unit, wall mounted mirrored cabinet, heated towel rail, walk in shower cubicle, double glazed window to side.

### Bedroom Two 9'10 x 8'8

Fitted carpet, radiator, coved cornice, down lights, wall mounted lighting, double glazed window to side with fitted shutters.

### Bathroom

Tiled flooring and walls, heated towel rail, space for washing machine and tumble dryer, bath with taps and



with fitted contemporary high gloss white wall and base units, Siemens microwave combination oven plus a further Siemens oven, Siemens full length integrated fridge, two integrated Siemens freezers, integrated Siemens induction hob with two gas burners and extractor over, Fisher and Paykel integrated dishwasher, inset double Blanco stainless steel sink with mixer tap and Quooker instant hot tap, under lighting, coved cornice, down lights, ceiling light, wall mounted lighting, double glazed bay window to front and double glazed sliding patio doors leading to balcony and offering estuary views.

shower over, wash hand basin with mixer tap and vanity unit, wall mounted mirrored cabinet, down lights, ceiling speakers, extractor, double glazed window to side with fitted shutters.

### Separate WC

Tiled flooring and walls, down lights, extractor, radiator, WC, wash hand basin with mixer tap and vanity unit, double glazed window to side with fitted shutters.

### Second Floor Landing

Fitted carpet, eaves storage, down lights, ceiling light, coved cornice. Door into:

### Bedroom Three 18'5 x 7'9

Fitted carpet, radiator, eaves storage, built in wardrobes, wall mounted lighting, three double glazed Velux windows to side with integrated blinds.

### Parking

Residents parking to front.

### Balcony

South facing balcony offering estuary views.

### Lease Information

Share Of Freehold

Lease: 152 years remaining

Ground Rent: £0

Service Charge: £125 PCM

Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.







TOTAL FLOOR AREA: 1201 sq. ft. approx.  
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## Offers Over £600,000 Share of Freehold

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