

home.

GUIDE PRICE

£575,000

The Leas, Westcliff-On-Sea

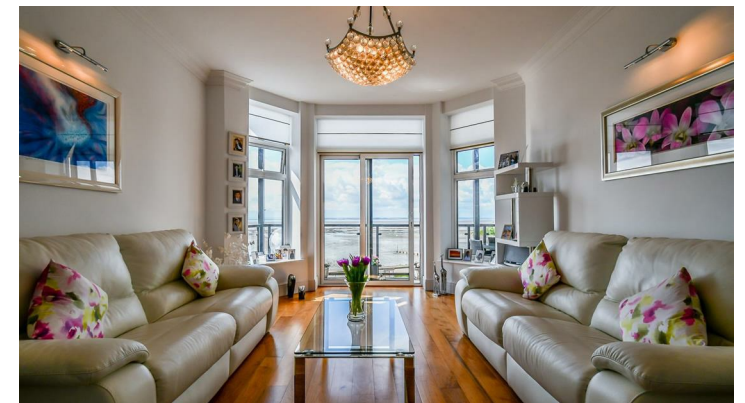


3 Mount Liell Court West The Leas, Westcliff-On-Sea, Essex, SS0 8EE



****Guide Price - £575,000 - £600,000****

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 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.





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 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.

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.
Made with Metropix ©2023



LOCAL AUTHORITY

COUNCIL TAX BAND
D

TENURE
Share of Freehold

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £575,000 Share of Freehold

HOME - The Estate Agent of Leigh
The Old Bank, 26 Broadway, Leigh-on-Sea, Essex, SS9 1AW. Tel: 01702 480033

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements
PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.