



W6 The Shore

W6 The Shore 22-23 The Leas Westcliff-On-Sea SS0 8FF

Home Estate Agents are delighted to offer for sale this fabulous apartment, occupying the fourth floor of the sought after 'West Wing' of The Shore and enjoying a spectacular vista over the estuary.

The spacious accommodation extends to approximately 2,300 sq feet and includes a private reception hall with secure lift access, a wonderful open plan living/dining/kitchen with stunning views, 3 bedrooms, 3 bathrooms and a large private south facing balcony.

The property benefits from a concierge service, secure underground parking, use of gymnasium and is located close to Chalkwell Station, providing easy access to the city.

Viewing highly recommended.



Accommodation Comprises;

Reception Lobby

A very spacious reception lobby with private lift access. Glass screen to front with wonderful views over the estuary and door to rear fire exit. Open-Plan

Hallway

Leading to living and bedroom accommodation.

Open-Plan Kitchen/Dining/Living

A fabulous open plan room capitalising on the stunning estuary views. Down lights with dimmer controls, feature contemporary fitted TV and display unit and sliding glass

doors leading to the balcony. Kitchen fitted with a range of contemporary units, marble work surface, breakfast peninsula, integrated appliances.

Bedroom One

Very spacious master bedroom suite with range of fitted wardrobes. Windows to rear and side.

En Suite

Large walk in shower, twin wall mounted 'his & hers' sink, wc, heated towel rail.

Bedroom Two

Spacious second bedroom with window to rear and TV point.



En Suite

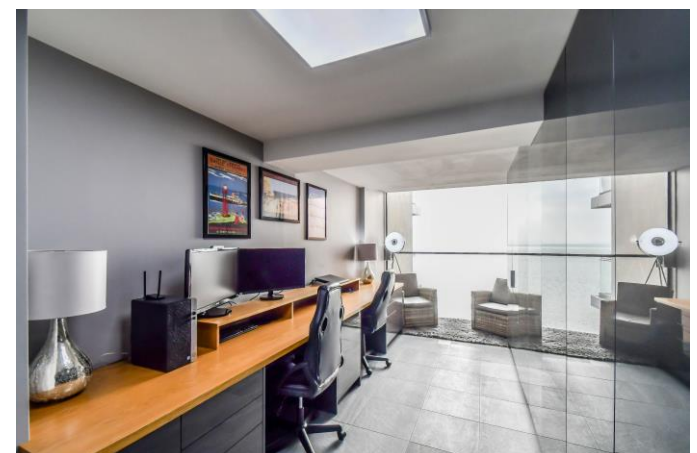
Large shower room with shower cubicle, wall mounted sink, wc, heated towel rail.

Bedroom Three

Fitted wardrobes, TV point and window to rear.

Bathroom

Four piece contemporary family bathroom suite with shower cubicle, wc, hand wash basin with mixer tap, mirror, lighting, extractor, heated towel rail and bath.



Externally

Balcony

South facing balcony with decking and contemporary glass screen.

Communal Garden

Communal landscaped gardens.

Parking Spaces

Allocated parking space approached from secure underground garage with key pad access.

Lease Information

Share Of Freehold

Lease 999 years remaining

Ground Rent: £0

Service Charge: £5,072,52 Per Annum





4TH FLOOR
2300 sq.ft. approx.



TOTAL FLOOR AREA : 2300sq.ft. approx.
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Guide Price: £1,195,000 Share Of Freehold

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