



W1 The Shore

W1 The Shore 22-23 The Leas Westcliff-on-Sea Essex SS0 8FF

Home Estate Agents are delighted to offer for sale this fabulous apartment occupying the lower ground floor of the sought after 'West Wing' of The Shore with a fabulous south facing patio.

The spacious accommodation includes a wonderful open plan living/dining/kitchen with integrated appliances, bathroom, three bedrooms - the master bedroom boasting an en-suite and walk in wardrobe and a further en-suite to bedroom two. Externally the property has a private south facing patio and a garden space to the rear.

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.

Entrance Hall 20'6 x 5'2 x 12'3 x 5'4

Wooden entrance door into hallway. Solid wooden flooring with underfloor heating, video phone entry system, storage cupboard and further storage cupboard housing large cylinder tank, coved cornice, integrated ceiling speakers, spotlights. Doors into:

Open Plan Lounge/Dining/Kitchen

Lounge Area 28'04 x 14'06

Solid wooden flooring with underfloor heating, double glazed sliding doors to front, coved cornice, integrated



integrated SIEMENS oven microwave and coffee machine, integrated fridge freezer, washing machine and dishwasher, coved cornice, integrated ceiling speakers, spotlights.

Bathroom 10'03 x 7'04

Tiled flooring with underfloor heating, tiled walls, shower cubicle, wash hand basin with vanity unit, wall mounted WC, heated towel rail, integrated ceiling speakers, spotlights.

Bedroom One 24'09 x 13'00

Fitted carpet with underfloor heating, double glazed window to side, double glazed door leading to rear garden, coved cornice, integrated ceiling speakers, spotlights.

En-Suite 6'02 x 5'07

Marble tiled flooring with underfloor heating, marble tiled walls, heated towel rail, shower cubicle, wall mounted WC, extractor, integrated ceiling speakers, spotlights.

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Dining Area 14'04 x 12'00

Solid wooden flooring with underfloor heating, double glazed sliding doors to front, coved cornice, integrated ceiling speakers, spotlights.

Kitchen 13'10 x 12'0

Tiled flooring with underfloor heating, granite worksurfaces with wall and base units, inset sink & drainer, granite splashback, integrated four ring induction hob with extractor over, appliances include;



Walk In Wardrobe 10'02 x 6'01

Fitted carpet with underfloor heating, coved cornice, spotlights.

Bedroom Two 14'05 x 13'00

Fitted carpet with underfloor heating, double glazed window to side, integrated ceiling speakers, spotlight lighting.

En-Suite 8'11 x 2'10

Tiled flooring with underfloor heating, tiled walls, shower cubicle, wall mounted WC, wash hand basin with vanity unit, extractor, spotlights.



Bedroom Three 12'04 x 8'00

Fitted carpet with underfloor heating, double glazed window to side, spotlight.

Bathroom

Externally

Front Garden

Gated and secure block paved south facing patio area perfect for entertaining the family.

Rear Garden

Block paved rear garden space.

Parking

Allocated underground parking for one vehicle.

Lease Information

Share Of Freehold

Lease 991 years remaining

Ground Rent £0

Service Charge £3,572.82 Per Annum

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











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Guide Price £950,000 - £1,050,000 Share Of Freehold

HOME - The Estate Agent of Leigh
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