



Westbury, Chalkwell Esplanade

Flat 1, Westbury 97 Chalkwell Esplanade Westcliff-on-Sea Essex SS0 8JJ

Home Estate Agents are privileged with instructions to offer for sale this fabulous apartment providing spacious three bedroom accommodation with a large south facing balcony with direct views over the estuary and enjoying a delightful, exclusive, Marine location.

The accommodation is in excellent order throughout comprising; private entrance lobby with lift to parking and garage, reception hall, a spacious well proportioned living/dining room with sliding patio doors leading to a large south facing balcony, and a fabulous contemporary 'Paul Newman' kitchen with an extensive range of high quality integrated appliances. There are three double bedrooms, the master benefiting from air conditioning and there is also a luxury large shower room with walk in wet room and separate wc. Contemporary, intricate cornice ceilings feature throughout the property.



The apartment was completely renovated to an exceptionally high standard in 2018 and further benefits include; electric under floor heating, Valiant gas boiler with mega flow water system, secure intercom entry system, double glazing with acoustic glass, underground parking with remote control gate, garage and access to beautifully maintained communal gardens.

Chalkwell Esplanade is one of the areas most exclusive residential locations and the apartment overlooks a delightful promenade which leads down to a private members bowling green. The well renown 'Arches' restaurants are located to

the east and the fishing village of 'Old Leigh' to the west. For people wishing to travel to London, Chalkwell station is within a short stroll and the fashionable Leigh Broadway with its wide array of cafés, restaurants & boutiques is also close by. Viewing highly recommended.



Lounge 24'3 x 15'1

A fabulous open plan lounge with double glazed sliding and tinted doors opening onto a large south facing balcony extending to approximately 24 feet in length with panoramic views across the Thames estuary towards the Kent coastline. Underfloor heating, downlights and opening through to: Open Plan Kitchen & Family Room

Kitchen 12'2 x 7'10

A superb SieMatic kitchen by 'Paul Newman' fitted with an extensive range of contemporary units and high quality appliances incorporating a Bora induction hob, Gaggenau fridge freezer with ice maker, Quooker tap, Siemens dishwasher, oven, washing machine/dryer, Stilestone Dekton work tops and breakfast peninsular, downlights.

Bedroom One 21'4 x 16'5

A very spacious master bedroom, double glazed window with acoustic glass to rear, air conditioning unit with remote control, downlights.

Bedroom Two 9'6 x 8'2

A large second bedroom with a range of contemporary fitted wardrobes, downlights, study area with wiring for tv, double glazed door leading onto a small balcony, double glazed window to rear.

Accommodation Comprises

Entrance

Security entry phone system to communal hallway, marbled flooring. Inner lobby with lift access to all floors including parking, garage and gardens.

Reception Hall 20'5" x 6'3" Max > 4'10

Coving to ceiling with inset lighting. The wide entrance hall is a super feature of these apartments and offers an impressive first impression.



Bedroom Three/Study 10'10 x 8'6

Double glazed window to rear, fitted cupboards, downlights.

Shower Room 13'1 x 12'6

This is a fabulous room with a feature walk in wet room, separate wc vanity unit with twin sinks set within Silestone top with drawers below, heated towel rail. Duravit sanitary ware.

Balcony 24'3 x 15'1

A super, large south facing balcony ideal for entertaining with a stunning vista over the Esplanade and the Estuary.

Externally

Garage

Up and over door.

Lease Information

Share Of Freehold

Lease 965 years remaining

Ground Rent £0

Service Charge £3,500 Per Annum

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





GROUND FLOOR
1290 sq.ft. approx.



TOTAL FLOOR AREA : 1290 sq.ft. approx.
Made with 14449091 02024



Price £899,950 Share of Freehold

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

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