



# 1 Chapman Sands



# 1 Chapman Sands Chalkwell Esplanade Westcliff-on-Sea Essex SS0 8JQ

Home Estate agents are delighted to offer for sale this fabulous first floor apartment situated within the exclusive 'Chapman Sands' development of just eight properties located directly on the seafront with a stunning vista of the Estuary.

The property was built to an extremely high specification in 2008 and has always been a very sought after development where apartments rarely become available.

The accommodation extends to approximately 1664 sq ft and comprises; entrance hall leading through to a spacious reception hall/study which flows through to a fabulous open plan/living/dining kitchen with glass doors leading onto a south facing terrace with wonderful views. The kitchen is fitted with high quality storage units together with an extensive range of appliances all complimented with granite worktops and elevated breakfast peninsular.



There are two spacious bedrooms both with ensembles and the master bedroom features a Juliet balcony. A most useful separate utility room has additional storage space, laundry facilities along with a cloakroom for guests.

Further benefits include a communal reception hall, lift to all floors, secure underground parking for two vehicles, private storage locker, guest parking space and landscaped communal gardens.

This is a super location a few steps from Chalkwell Esplanade and the seafront and is ideal for commuting to the City with Chalkwell station close by. The fashionable Leigh Broadway with a wide array of cafes, restaurants and boutiques is also within easy reach.

Viewing is highly recommended.





#### Dining Area

Oak wood flooring, double glazed windows to front, ceiling light.  
Open to:

#### Kitchen 14'3 x 8'5

Tiled flooring, granite worksurfaces with a range of wall base level units, breakfast bar with granite worksurfaces, inset sink and drainer with mixer tap, integrated appliances including; double oven, Induction hob with extractor over, microwave, coffee machine, dishwasher, fridge freezer, and wine cooler, spotlights and wall mounted lighting, decorative lighting over cupboards.

#### Balcony

Private south facing balcony offering uninterrupted views across the Estuary.

#### Bedroom One 20'0 x 16'3

Fitted carpet, double glazed window and door both to front, spotlights and wall mounted lighting, fitted storage. Door to:

#### En-Suite 11'5 x 8'2

Tiled flooring, part tiled walls, double glazed window, panelled bath with mixer tap, large walk-in shower cubicle with rainfall shower head and handheld shower attachment, wall mounted wash hand basin with vanity unit and mixer tap, WC, heated towel rail, spotlights.

#### Juliet Balcony

Cast iron balustrade overlooking the rear.

#### Accommodation Comprises

##### Entrance

Communal entrance to front with video phone entry system, lift via underground car park to all floors. Private entrance door into:

##### Hallway

Oak wood flooring, spotlights and ceiling light, storage cupboard. Doors to:

##### Open Plan Lounge Diner 30'11 x 25'7

Fitted carpet, double glazed windows and door both to front, spotlights and wall mounted lighting, fitted sound system.





### Bedroom Two 17'3 x 14'11

Fitted carpet, double glazed window to rear, spotlights and wall mounted lighting, fitted wardrobes. Door to:

### En-Suite

Tiled flooring and tiled walls, double glazed obscure window to rear, walk-in shower cubicle with rainfall shower head above and handheld shower attachment, wash hand basin with mixer tap and vanity unit, WC, chrome heated towel rail, double glazed obscure window to rear, smooth ceiling with fitted spotlights.

### Cloakroom

Tiled flooring, wash hand basin set into unit with mixer tap and storage below, WC, spotlights and wall mounted lighting.

### Utility Room

Tiled flooring, range of wall and base level units, space for washing machine and tumble dryer, spotlights.

### Externally

### Parking

Secure underground allocated parking for two cars.

### Communal Areas

Attractive communal gardens to the rear as well as basement storage and further storage in a brick building.

### Lease Information

Share of Freehold  
Lease: 982 years remaining  
Ground Rent: £0  
Service Charge £340 PCM.

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



















Price £1,250,000 Share Of Freehold

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

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.