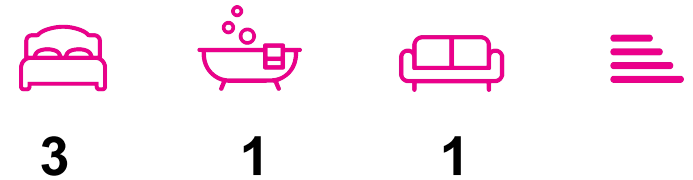


home.

£435,000

Kings Road, Westcliff-On-Sea

27a Kings Road, Westcliff-On-Sea, Essex, SS0 8LL

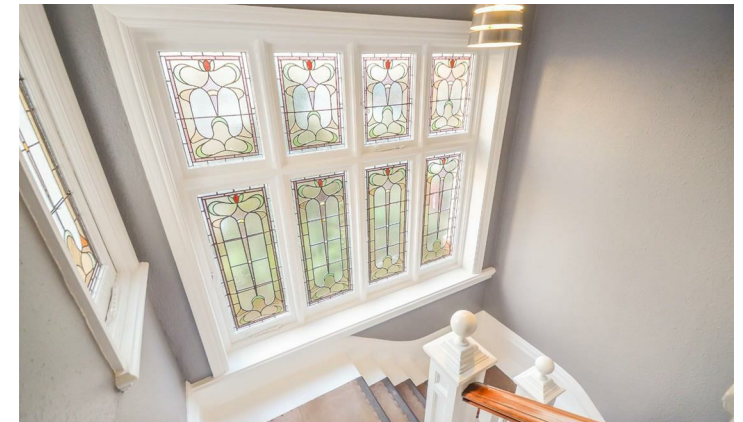


Home Estate Agents are privileged with instruction to offer for sale this stunning three bedroom penthouse apartment in Chalkwell which offers fabulous south facing views towards the Thames Estuary and further boasts off street parking, garage and a long lease.

The accommodation comprises; shared ground floor entrance hall with stairs leading to second floor and private door into; hallway, spacious lounge/diner with stunning sea views, kitchen, bathroom, study and three bedrooms with impressive vista from master. Externally, this beautifully presented home provides access to communal gardens as well as a private garage and off street parking.

Situated on Kings Road in Chalkwell, this fantastic penthouse apartment is within close proximity to a number of local amenities with local seafront and mainline railway station just a short walk away. Also within easy reach is Leigh-on-Sea's fashionable Broadway with its array of bars, cafés, restaurants and popular boutiques.

Set over the entire second floor of this imposing period property and with accommodation at approximately 1,200 sq ft, we strongly advise internal viewings to appreciate all that this wonderful penthouse apartment has to offer.



Accommodation Comprises

The property is approached via communal entrance door leading to a well maintained communal areas with stairs leading to the top floor and further entrance door leading to:

Entrance Hall

31'8 max x 8'7

A very large and welcoming entrance hall which is carpeted, dado rail, radiator, doors to accommodation off.

Lounge

17'5 x 13'7

Three double-glazed sash windows to the front aspect with views of the surrounding area and extensive sea views, original wooden parquet flooring, smooth plastered ceiling, dado rail, feature exposed brickwork to walls, feature stone fireplace with matching hearth, radiator.



Kitchen

14'4 x 13'3 max

Two double-glazed sash windows to the rear aspect. The kitchen is fitted to include an extensive range of floor-standing cupboards and units (which can be moved around the kitchen), stainless steel double drainer sink unit with mixer tap into square-edge worksurfaces with cupboards under, matching range of eye-level wall-mounted units, appliance space for range cooker, plumbing and space for washing machine and dryer/dishwasher, original wooden parquet flooring, smooth plastered ceiling with inset spotlighting, exposed feature brickwork to walls, two wall light points.

Bedroom One

15'5 x 12'5

Two double-glazed sash windows to the front aspect with extensive sea views, fitted blinds, carpeted, smooth plastered ceiling, dado rail, feature fireplace, feature exposed brickwork to walls, radiator.

Bedroom Two

13'1 x 11'3

Two double-glazed sash windows to the rear aspect, fitted blinds, wood laminate flooring, radiator.





Bedroom Three

12'8 x 11'10

Obscure window to side aspect, fitted blind, carpeted, smooth plastered ceiling, radiator.

Study/Bedroom Four

10'10 x 9'6

Velux window to rear aspect, wood laminate flooring, eaves storage, wall light point, smooth plastered ceiling.

Rear Lobby

7'2 x 3'3

Carpeted, dado rail, glazed door giving access to rear stairwell, door to bedroom one, door to bathroom.

Bathroom

10'6 x 9'1

Glazed window and Velux window to rear aspect, Italian marble floor tiles, low-level WC, floor-standing bath with mixer tap and shower attachment, fully-enclosed double-width multi-function shower/steam unit, wash hand basin with mixer tap and vanity unit beneath, exposed feature brickwork, two wall light points, heated towel rail, radiator.

Externally

Communal Gardens

The property benefits from well maintained communal gardens to the rear and side of the building.

Parking Facilities

The property also benefits from a detached garage with power and lighting and an additional parking space in front of the garage,

Lease Information

Lease: 88 years remaining

Ground Rent: £200 Per Annum

Service Charge: £450 Per Annum

Building Insurance:: £750 Per Annum

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





TOP FLOOR
1199 sq.ft. approx.




TOTAL FLOOR AREA: 1199 sq.ft. approx.
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£435,000 Leasehold

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

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.