



Flat 7, Chapman Sands



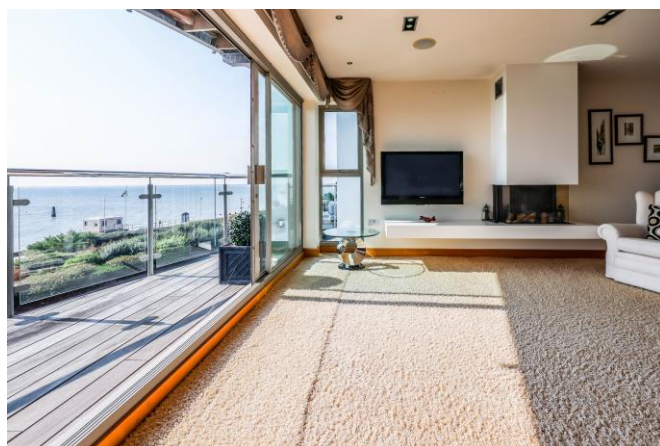
# Flat 7, Chapman Sands 25 Chalkwell Esplanade Westcliff-on-Sea Essex SS0 8JQ

Home Of Leigh are thrilled to offer for sale this incredible third floor apartment, located in a highly sought after and rarely available block on Chalkwell Esplanade which hasn't been on the open market since it was first built in 2007.

The sizeable accommodation comprises; entrance lobby, a large welcoming entrance hall, guest cloakroom and an impressive 46'10 x 30'8 open plan lounge, kitchen & dining area with access to two balconies both of which command fantastic estuary views.

There are three large double bedrooms including a master suite with bedroom, a separate dressing room and en suite bathroom, whilst there is an en suite shower room to the second guest bedroom and a great size third bedroom.

Externally, as well as two great size south facing balconies, both providing a great space for outside dining and entertaining, there is a large communal garden to the rear of the building, whilst parking



facilities are provided by secure, gated underground parking for two vehicles.

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 Brodaway with a wide array of cafes, restaurants and boutiques is also within easy reach.

## Accommodation Comprises

The property is approached by a secure video entry system leading into well maintained communal areas with lift access and stairs leading to all floors. Further entrance door to:

## Entrance Lobby 8'1 x 5'6

Tiled flooring with underfloor heating, coved cornice to smooth plastered ceiling with inset spotlighting, wall light points, glazed double doors leading to:

## Entrance Hall 17'1 max x 15'1

A great sized entrance hall with tiled flooring and underfloor heating, smooth plastered ceiling with inset spotlighting, built in storage cupboard housing hot water tank and ample shelving, doors to accommodation off.





#### Kitchen Area 16'9 x 12'1

The kitchen is fitted to include a stainless steel single drainer one and a half quarter bowl sink unit with mixer tap inset into a range of granite worksurfaces with an abundance of cupboards and drawers beneath, integrated Miele appliances which include double oven, microwave, dishwasher, four ring electric hob, coffee machine, appliance space for wine fridge, further range of matching eye level mounted units, integrated fridge and separate freezer, tiled flooring with underfloor heating. Double glazed door to:

#### Balcony 17'7 x 9'7

A second balcony again fabulous estuary views with frosted glass which is laid with decking and wrought iron railings.

#### Master Bedroom Suite

#### Bedroom Area 14'1 x 10'8

Double glazed bi-folding doors leading to the balcony, carpeted with underfloor heating, smooth plastered ceiling with inset spotlighting. Open plan to:

#### Dressing Room 20'3 max x 7'9 plus depth of wardrobe

A bespoke fitted dressing room with a fully fitted range of floor to ceiling wardrobes - some with mirror fronted doors providing ample hanging and storage space, carpeted with underfloor heating. Door to:

#### En-Suite Bathroom 14'1 x 10'8

Double glazed window to rear aspect, modern suite comprising; bath with mixer tap, wash hand basin with mixer tap and vanity drawers



#### Guest Cloakroom 5'7 x 5'2

Low level WC, wash hand basin with mixer tap and vanity unit beneath, tiled flooring with underfloor heating, smooth plastered ceiling with inset spotlighting.

#### Open Plan Lounge/Kitchen/Diner 46'10 x 30'8

With two clearly defined areas as follows:

#### Lounge & Dining Area 30'1 x 26'7

A fantastic main reception area with double glazed sliding patio doors to the balcony affording fabulous estuary views, carpeted, feature gas coal effect fire, smooth plastered ceiling with inset spotlighting, four wall light points, part wood/part carpeted, additional glazed bi-folding doors leading onto the same balcony.



beneath, low level WC, large walk in shower cubicle, smooth plastered ceiling with inset spotlighting, fully tiled to surrounding walls, heated towel rail.

#### Bedroom Two 15'2 plus depth of wardrobe x 14'5

Double glazed window to rear aspect with door leading to a Juliet balcony, carpeted with underfloor heating, smooth plastered ceiling with inset spotlighting, range of floor to ceiling wardrobes. Door to:

#### En-Suite Shower Room 8'1 x 7'2

Double glazed window to rear aspect, fully tiled walk in shower cubicle, low level WC, wash hand basin with mixer tap, half pedestal wash hand basin with mixer tap, tiled flooring with underfloor heating, fully tiled to surrounding walls, cupboard housing boiler (n/t), smooth plastered ceiling with inset spotlighting, heated towel rail.

#### Bedroom Three 12'8 x 9'1

(Currently used as a home office) double glazed window to rear aspect, wood flooring with underfloor heating, built in double wardrobe, bespoke fitted range of furniture including desks and drawers, matching eye level wall mounted cupboards, smooth plastered ceiling with inset spotlighting.

#### Externally

##### Parking Facilities

The property benefits from two allocated underground parking spaces. There is also an additional storage cupboard on this level measuring 7'7 x 5'7 providing ample additional storage.

##### Lease Information

Share Of Freehold

Lease: 982 years remaining

Ground Rent: £0

Service Charge: £1438.00 per quarter

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

##### Agents Note

No pets











London  
(A13) (A127)









London  
(A18)



THIRD FLOOR  
1782 sq.ft. approx.



TOTAL FLOOR AREA: 1782 sq.ft. approx.  
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## Offers Over £1,500,000 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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