



Flat 3, Stangate House

Flat 3, Stangate House The Leas Westcliff-on-Sea Essex SS0 7SZ

Home Of Leigh are very excited to offer for sale this incredible top floor Penthouse apartment which occupies the top two floors of this modern block, located on the sought after Leas and which boasts a fabulous top floor roof terrace offering stunning estuary views.

The living accommodation comprises; entrance hall, a wonderful south facing lounge & dining room giving access to two separate balconies, a separate fitted kitchen, utility room and guest cloakroom.

There are potentially up to four bedrooms, the master bedroom being located on the third floor with an extensive range of fitted wardrobes and access to an en suite, whilst to the fourth floor there are two further double bedrooms, a bathroom and additional sitting room/fourth bedroom which gives access to the roof terrace.

Externally the property benefits from secure gated parking with access to an integral double garage with electronically operated up and over



door and as previously mentioned, an incredible top floor roof terrace with far reaching views of the estuary towards both Southend Pier and Canary Wharf.

Situated on The Leas in Westcliff on Sea, this fabulous Penthouse is perfectly located for the beach and Westcliff mainline railway station giving direct access into London Fenchurch Street.

Accommodation Comprises

The property is approached via secure communal entrance doors to communal hall with stairs and lift access to all floors, with further private door to:

Entrance Hall

A spacious entrance hall with stairs leading to the first floor landing, carpeted, coved and smooth plastered ceiling with inset spotlighting, built-in cloaks cupboard, radiator, doors to:

Open Plan Lounge & Dining Room 30'7 x 21'1 (reducing to 19'8)

An incredible south facing open plan lounge & dining area with two clearly defined areas:



Lounge 19'8 (max) x 19'1

Two sets of double glazed patio doors to front giving access to a south facing balcony, carpeted, coved and smooth plastered ceiling with inset spotlighting, four wall light points, feature fireplace with inset electric fire and wooden surround, two radiators, door to kitchen and open plan to the dining area.

Dining Area 21'1 x 11'1

Double glazed window to front aspect with estuary views with further door to the balcony, carpeted, coved and smooth plastered ceiling with inset spotlighting, two wall light points, radiator.

Kitchen 13'1 x 9'5

Double glazed windows to front and side aspects with estuary views. The kitchen is fitted to include a modern one and a quarter bowl sink unit with



mixer tap, inset into a range of roll edge work surfaces with cupboards and drawers beneath, integrated oven, dishwasher, microwave and fridge with separate freezer, further range of matching eye level wall mounted units, tiled flooring, door to hall.

Guest Cloakroom 5'1 x 3'1

Two piece suite comprising; low level WC, wall mounted wash hand basin, coved cornice to ceiling, radiator.

Utility Room 7'4 (max) x 7'1 (max)

Stainless steel sink unit with mixer tap, cupboards and additional storage, appliance space and plumbing for washing machine.

Bedroom One 15'6 x 14'6

Double glazed windows to side and rear aspect, carpeted, coved and smooth plastered ceiling with inset spotlighting, extensive range of fitted wardrobes to remain, radiator, door leading to:

En-Suite Shower Room 7'2 x 6'2

Double glazed obscure window to rear aspect, three piece suite comprising; panelled bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, tiled flooring, smooth plastered ceiling with inset spotlighting, heated towel rail.

First Floor Landing 7'1 x 3'7'

Double glazed Velux window to front aspect, carpeted, coved and smooth plastered ceiling, doors to:



Bedroom Two 13'4 x 11'9 (plus depth of wardrobe)

Double glazed windows to side and rear aspect, carpeted, coved and smooth plastered ceiling with inset spotlighting, range of fitted wardrobes, radiator.

Bedroom Three 13'3 x 8'1 (plus depth of wardrobe)

Double glazed window to rear aspect, carpeted, range of fitted wardrobes to remain, additional built-in wardrobes with mirror fronted sliding doors, coved and smooth plastered ceiling with inset spotlighting, radiator.

Sitting Room/Bedroom Four 12'1 x 10'5

Double glazed patio doors to front aspect giving access to a fabulous south facing roof terrace, carpeted, range of fitted wardrobes, coved ceiling, radiator.

Bathroom 9'1 x 4'7

Double glazed obscure window to front aspect, three piece suite comprising; panelled bath with mixer tap and shower attachment, low level WC, fully tiled to surrounding walls, tiled flooring, smooth plastered ceiling with inset spotlighting, radiator.

Externally

Roof Terrace

The property benefits from an incredible and larger than average roof terrace which offers amazing views of the estuary towards both Southend Pier and Canary Wharf.

Parking Facilities

The property benefits from a large double garage.

Lease Information

Share Of Freehold

Lease 149 years remaining

Ground Rent: £0

Service Charge: £353 PCM

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











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Price: £1,200,000 Share Of Freehold

HOME - The Estate Agent of Leigh

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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

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