



S5 The Shore

S5 The Shore The Leas Westcliff on Sea SS0 8FF

Home Estate Agents are privileged with instruction to offer for sale this fabulous three bedroom seafront home in Westcliff-on-Sea which boasts a stunning panoramic vista of the estuary. This impressive first floor apartment boasts internal accommodation of approximately 1,700 sq ft which includes a super open-plan family room, three bathrooms and secure underground parking.

The accommodation comprises; communal entrance lobby with stairs and lift to first floor and private door into; reception hall, three bedrooms, two en suites, family bathroom and an impressive open-plan kitchen/family room. Externally, this immaculately presented residence provides a private south facing balcony with wonderful sea views and also offers secure underground parking for one car.

The property is fully double glazed and is served by underfloor heating throughout.

Situated on The Leas in Westcliff-on-Sea, this extremely spacious apartment benefits from fantastic location for nearby amenities which includes; seafront, shops and mainline railway station - serving London Fenchurch Street for commuters.



Boasting a breath taking estuary vista and accommodation of approximately 1,700 sq ft, we strongly advise internal viewings to appreciate this truly magnificent first floor apartment.

The accommodation comprises: -

Entrance

Secure communal entrance with concierge, stairs & lift to first floor.
Private door to:

Reception Hall

Solid wood flooring, coving to ceiling, mixture of lighting with down lights & two separate ceiling lights, two floor to ceiling storage cupboards, built in wardrobe, entry telecoms system, underfloor heating. Doors to the following rooms:





Dining Area

Solid wood flooring with underfloor heating, feature ceiling light, coving to ceiling, down lights, large double glazed sliding doors leading to the balcony.

Family Bathroom

Tiled flooring with underfloor heating, tiling to walls, bath with mixer tap, hand wash basin with vanity unit & mixer tap, wall mounted mirror, low level w.c, walkin double shower, down lights, extractor, porcelain feature tiles.

Bedroom One 15'7 x 13'6

Carpet flooring, underfloor heating, down lights, integrated Sonos system to ceiling, double glazed windows to rear and to side.

En-Suite Shower Room

Tiled flooring with underfloor heating, tiling to walls, feature porcelain tiles, extractor down lights, integrated Sonos, low level w.c, heated towel rail, double hand wash basin with mixer tap & vanity unit, wall mounted mirror, walk-in double shower.

Bedroom Two 15'7 x 11'0

Carpet flooring, underfloor heating, down lights, ceiling light, integrated Sonos system to ceiling, built-in wardrobes, double glazed window to rear.

En-Suite

Tiled flooring with underfloor heating, tiling to walls, porcelain feature tiles, down lights, extractor, w.c, heated towel rail, walk-in double shower, hand wash basin with mixer tap, vanity unit, wall mounted mirror.



Super Open Plan Kitchen/Family Room 30'6 x 28'2

Kitchen

Porcelain tiled flooring with underfloor heating, Sonos ceiling speaker system, granite worktops, down lights, range of fitted contemporary white wall & base units, appliances include: Integrated Siemens fridge, Integrated Siemens freezer, Integrated Siemens dishwasher, Integrated Siemens washing machine, one & half bowl sink with drainer and mixer tap, Schott Ceran induction five ring hob with extractor over, integrated Zug electric oven/grill combination, Zug integrated seam oven, Zug integrated coffee machine.

Living Area

Solid wood flooring with underfloor heating, coving to ceiling, Sonos system to ceiling, down lights, feature ceiling light, double glazed window to front with panoramic estuary views.

Bedroom Three 11'7 x 8'0

Carpet flooring, ceiling light, Sonos System, double glazed window to rear, Moylan's fitted wardrobes & storage unit.

Externally

The property provides a private south facing balcony with impressive estuary views. Allocated secure underground parking for one car, storage cage.

Access to the communal areas which includes gym, seating area to rear & to front.

Lease Information

Share of Freehold

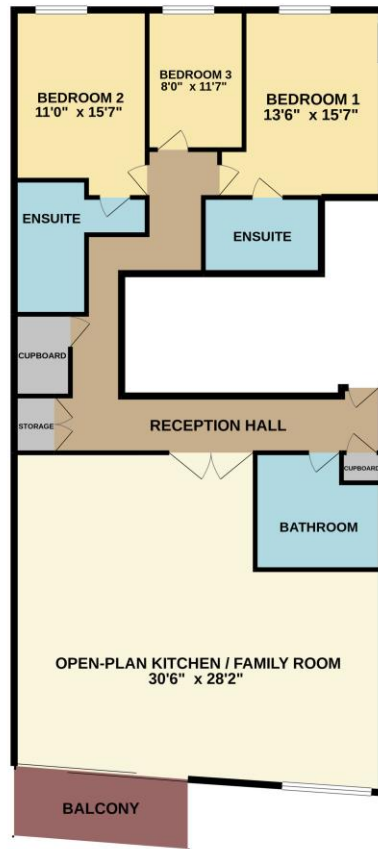
Ground Rent: £0.00

Service Charge: £6636.86pa (accounts from 2024)





1ST FLOOR
1698 sq.ft. approx.



TOTAL FLOOR AREA: 1698 sq.ft. approx.
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Price: £799,950 Share Of Freehold

HOME - The Estate Agent of Leigh
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HP1222 Printed by Ravensworth 01670 713330

