



8 Admirals Place

8 Admirals Place The Leas Westcliff-on-Sea Essex SS0 7BF

Home Of Leigh are delighted to offer for sale this incredible three bedroom third floor apartment, situated in the enviable Admirals Place development on The Leas and which benefits from stunning estuary views, two allocated parking spaces and the huge advantage of no onward chain.

The spacious accommodation comprises; entrance hall, a fabulous south facing lounge & dining room with access to a sunny south facing terrace, a separate modern fitted kitchen/breakfast room, a separate utility room and modern shower room.

There are two great size double bedrooms including a master bedroom with luxury en suite bathroom, a further shower room whilst the third double bedroom has been fitted out as a bespoke dressing room, but could easily be utilised as a bedroom if required.

Externally the property boasts a large south facing terrace, whilst beyond this there are well maintained gardens to both the front and rear of the building.



There are also further benefits including security video entry system, seven day a week portage and secure parking for two vehicles via remote controlled gates and is also being offered for sale with no onward chain.

Situated within 'Admiral's Place', a desirable apartment complex in Chalkwell, Westcliff-on-Sea, this wonderful home is just a short distance from a number of local amenities which includes nearby seafront, park, station and shops. Leigh-on-Sea's fashionable Broadway and its array of bars, cafés, restaurants and popular boutiques is also within easy reach.

Accommodation Comprises

The building is approached via a secure gated concierge with daily porter onsite. Access through to communal areas with stairs and lifts giving access to all floors and further private entrance door leading into:

Entrance Hall 22'7 x 13'7

A great size entrance hall which is carpeted, coved to smooth plastered ceiling with inset spotlighting, large built in cloaks cupboard and additional built in storage cupboard housing hot water tank and ample storage, wall mounted video entry phone system, three wall light points, radiator. Doors leading to:





beneath, built in Siemens double oven with matching four ring electric hob and integrated extractor hood, further range of matching eye level wall mounted units with concealed stroop lighting beneath, integrated Siemens dishwasher, integrated Siemens fridge and separate freezer, built in carousel unit, pan drawers, tiled flooring, coved to smooth plastered ceiling with inset spotlighting, radiator, glazed serving hatch through to the lounge.

Utility Room 11'5 x 5'8

Recently fitted with stainless steel single drainer sink unit inset into a range of rolled edge worksurfaces with cupboards beneath, appliance space and plumbing for washing machine and dryer, additional storage cupboard, tiled flooring, coved to smooth plastered ceiling with inset spotlighting.

Master Bedroom 14'5 x 13'8

Double glazed window to rear aspect, carpeted, coved to smooth plastered ceiling, radiator. Door to:

En-Suite Bathroom 14'11 max x 5'3

A recently fitted modern four piece bathroom suite comprising; bath with mixer tap and shower attachment, fully tiled shower cubicle, low level WC, over-sized wash hand basin with mixer tap and vanity drawers beneath, fully tiled to surrounding walls, tiled flooring, coved to smooth plastered ceiling with inset spotlighting, heated towel rail.

Bedroom Two 14'6 x 11'5

Double glazed window to rear aspect, carpeted, coved to smooth plastered ceiling, range of fitted floor to ceiling wardrobes, matching cupboard housing combination boiler (n/t), radiator.



Open Plan Lounge & Dining Room 25'1 x 14'6

A fabulous south facing room with two sets of double glazed patio doors leading out to a sunny south facing balcony, carpeted, coved to smooth plastered ceiling, three wall light points, two radiators, glazed door to kitchen.

South Facing Balcony

A great size balcony with glass and wrought iron balustrades, outside lighting, tiled flooring providing ample space for outside dining and entertaining.

Kitchen Breakfast Room 13'2 x 11'5

The kitchen is newly fitted and comprises; two and a quarter bowl sink unit with mixer tap inset into a range of square edge worksurfaces with an abundance of cupboards and drawers

Bedroom Three/Dressing Room 11'10 x 5'9 plus depth of wardrobe

A great sized third bedroom which is currently being utilised for a bespoke dressing room with double glazed window to rear aspect, an extensive range of fitted floor to ceiling wardrobes with mirror fronted doors concealing ample hanging and storage space, matching dressing table with drawers beneath, coved to smooth plastered ceiling with inset spotlighting, radiator.

Shower Room 13'7 x 5'8

A luxury fitted three piece suite comprising; fully tiled walk-in shower with shower attachment, low level WC, over-sized wash hand basin with mixer tap and vanity drawers beneath, fully tiled to surrounding walls, coved to smooth plastered ceiling with inset spotlighting, tiled flooring, heated towel rail.

Externally

The property sits in well tended gardens to both front and rear.

Parking

The property also benefits from allocated parking for two vehicles.

Lease Information

Share Of Freehold

Lease: 971 years remaining

Ground Rent: £0

Service Charge: £1,325 Per quarter

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





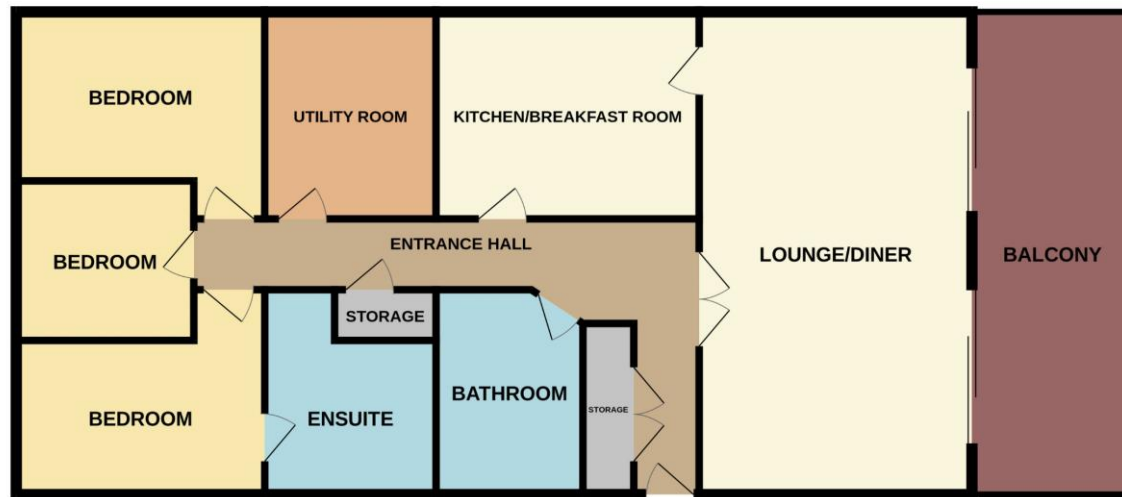








THIRD FLOOR



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Price: £899,995 Share Of Freehold

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