



# FOR SALE

## Chalkwell Esplanade, Westcliff-On-Sea SS0 8JH

Offers Over £600,000 Leasehold Council Tax Band - F

2  2  1  1065.64 sq ft

- Two Bedroom Second Floor Apartment
- Expansive Lounge/Diner With Sea View Balcony
- Two Private Parking Spaces In Residents Only Car Park
- Modern Neutral Kitchen With Integrated Appliances
- Light Filled Interiors With Vast Room Proportions
- South Facing Primary Bedroom With Built In Wardrobes
- Two Beautiful Balconies Offering Coastal Scenery
- Period Communal Areas Featuring Striking Staircase
- Prime Seafront Position Moments From Beachfront Amenities
- Walking Distance To Chalkwell Station And Nearby Green Spaces

Selling & letting all types of property in Chalkwell,  
Westcliff, Leigh, Southend and the surrounding areas.

**appointmoor**

## Description

This beautifully bright apartment offers a generous, free-flowing layout with a vast lounge/diner, two balconies, and uninterrupted sea views. Modern finishes, integrated appliances, and two spacious double bedrooms—each with fitted wardrobes—create a sense of refined coastal comfort. A large four-piece bathroom and ambient natural light throughout make the home an inviting and uplifting retreat.

With two private parking spaces, elegant communal areas, and a period façade rich in character, the exterior of this apartment enhances its already exceptional appeal. Mature planting, well-kept grounds, and charming architectural details elevate the overall presentation, creating a polished and welcoming seafront residence.

Perfectly positioned on the sought-after Chalkwell seafront, this home places you moments from sandy beaches, popular eateries, and scenic coastal walks. Excellent transport links via nearby Chalkwell Station and close proximity to Leigh-on-Sea and Southend ensure convenience and lifestyle balance. A prime coastal setting offering tranquillity, vibrancy, and breath taking views in equal measure.

## Measurements

Lounge/Diner

4.80m > 4.06m x 6.77m (15'8" > 13'3" x 22'2")

Kitchen

3.17m > 2.12m x 4.79m (10'4" > 6'11" x 15'8")

Bedroom 1

3.11m x 4.28m (10'2" x 14'0")

En-Suite

2.55m x 1.01m (8'4" x 3'3")

Bedroom 2

3.04m x 3.17m (9'11" x 10'4")

Bathroom

3.69m x 3.11m (12'1" x 10'2")

Hallway

5.28m x 1.15m (17'3" x 3'9")

## Interior

An inviting lobby sets the tone for this spacious, light-filled apartment, offering a charming spot to store coats and shoes before leading into the central hallway. The expansive lounge/diner delivers generous proportions, easily accommodating a large dining suite alongside multiple sofas. From here, step out onto the balcony and indulge in pristine sea views—an ever-changing backdrop to daily life. The modern kitchen, finished in neutral tones with integrated appliances, includes a convenient breakfast bar ideal for quick mornings or casual dining. Bedroom 1 is bright and south-facing, complete with extensive built-in wardrobes and a private balcony where warm sunsets and starry skies become your nightly companions. Bedroom 2 offers another peaceful double with fitted wardrobes. Completing the home is a remarkably spacious four-piece bathroom, adding luxury and comfort. Light, airy, and beautifully arranged, this apartment is a serene coastal haven.

## Exterior

The property enjoys two dedicated parking spaces within a residents-only private car park, ensuring convenience in this highly sought-after seafront setting. Period charm is evident

throughout the communal spaces, particularly the striking staircase that enhances the building's character. Mature shrubbery frames the front of the property, complementing the elegant façade and impressive curb appeal. A truly beautiful exterior that mirrors the home's interior charm.

## Location

Set directly on the seafront, this enviable location places sandy beaches, ice cream parlours, and vibrant eateries mere steps from your front door. Enjoy coastal strolls, or family beach days with ease. Chalkwell Park and The Ridgeway offer attractive green spaces, while Chalkwell Station is within walking distance for effortless commuting. Midway between Leigh-on-Sea and Southend City, you'll benefit from abundant shopping, dining, and amenities. A prestigious and exceptionally desirable coastal address.

## School Catchments

Chalkwell Hall Infant and Chalkwell Hall Junior Schools  
Belfairs Academy

Other nearby schools:

Grammar Schools:

Southend High School For Boys/Girls

Westcliff High School For Boys/Girls

Catholic Schools:

St Thomas More High School

St Bernard's High School

## Tenure

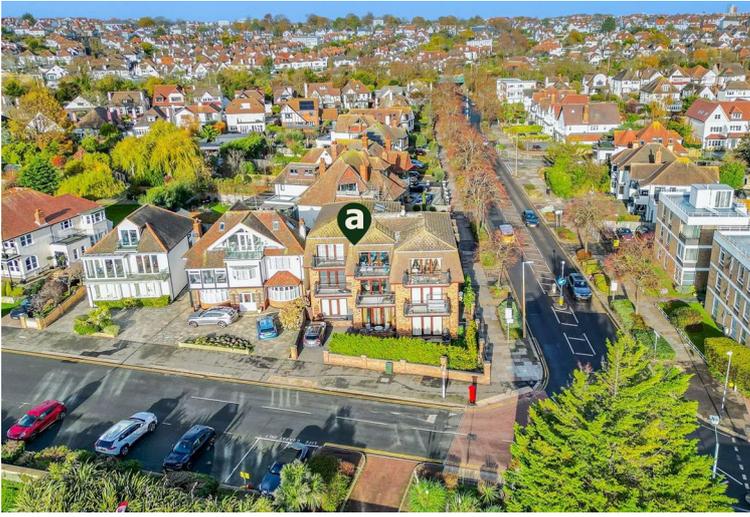
Leasehold

Years remaining: 90

Annual ground rent: £100.00

Annual service charge for this year was: £1,400.00 (Which we have been advised is more than usual due to tree replacement to the front)







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

**AGENTS NOTES:** Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. Floor plans are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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