



NICKOLDS
Property Specialists



Flat 1 Chapman Sands, 25 Chalkwell Esplanade, Westcliff-On-Sea, SS0

Guide price £1,175,000

- An Exclusive, High-Specification Seafront, 2 Bedroom Luxury Apartment With Unencumbered Views
- A Modern Development Built in 2007, Designed With an Affluent lifestyle, Convenience & Accessibility in Mind
- Allocated, Secure Underground Parking and Own Private Storage Facility
- A Rare Opportunity to Own a Luxury Apartment Within The Boutique Development of Chapman Sands
- From Gated Parking, to Concierge into a Unique Glass Feature Lift to Set the Wow Factor Tone of Living here
- Stunning Open-Plan Living Space, Leading out to a South-Facing Terrace
- Two Exceptional Larger Than Average Double Bedroom Suites, Each With a Private Well-Appointed En-Suite Bathroom
- Dual Aspect Principal Bedroom With Sea View & Additional Charming Juliet Balcony Over-Looking Manicured Gardens
- Exceptional Waterfront Views Over The Thames Estuary and Beyond

25 Chalkwell Esplanade, Westcliff-On-Sea SS0 8JQ

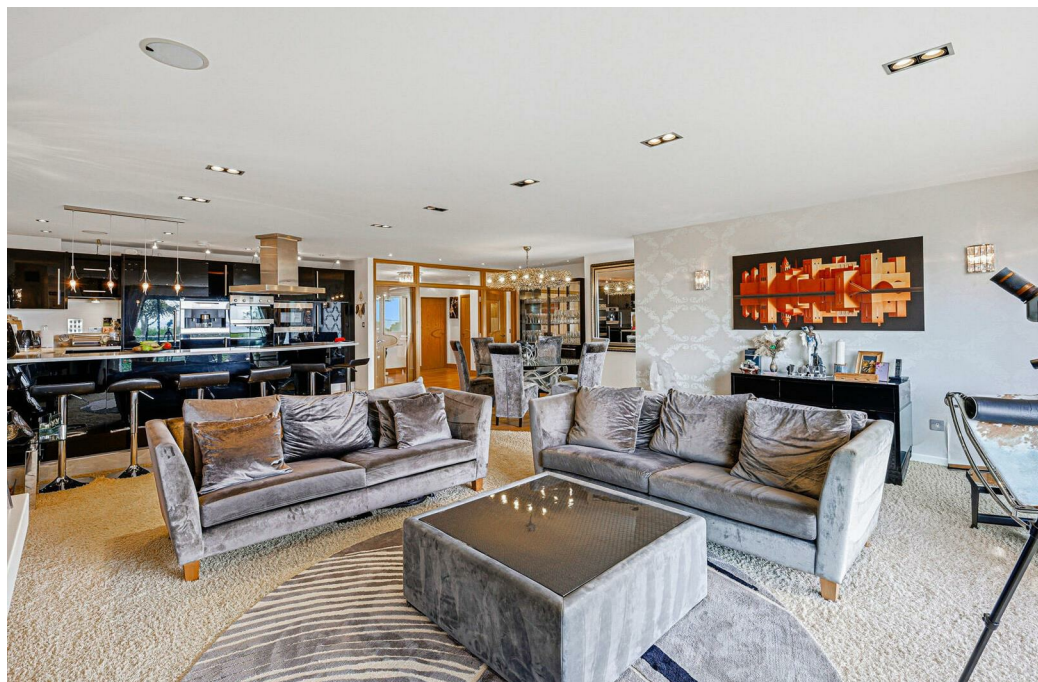
****Guide price £1,175,000 - £1,200,000****

Welcome to incredible Chapman Sands, a luxurious modern seafront apartment located on the picturesque Chalkwell Esplanade in Westcliff-On-Sea. This delightful property boasts, spacious reception rooms, providing ample space for relaxation and entertaining guests. This executive, exclusive apartment features two well-appointed bedrooms, with luxury en-suites with both garden views and stunning sea views from the exceptionally sized master bedroom. This beautiful home is perfect for a small family or professionals seeking an exclusive seafont home in a luxury setting in arguably the most exclusive seafront block in this sought after location

One of The Few Opportunities to Purchase Within This Exclusive Seafront Development. With two en-suite bathrooms, convenience is at your fingertips, ensuring that morning routines and evening unwinding can be done with ease. The modern design of the apartment enhances its appeal, offering a stylish and contemporary living space that is both functional and inviting and is the perfect place for entertaining while kicking back and relaxing to the picturesque back drop of wonderful sea views.



Council Tax Band: G



Entrance Hall

8'5" x 8'4"

Hall

13'9" x 13'2"

Lounge

19'5" x 19'5"

Dining Room

14'3" x 6'3"

Kitchen

14'5" x 3'8"

Bedroom 1

19'9" x 16'8"

Ensuite to Bedroom 1

11'4" x 8'1"

Bedroom 2

17'7" x 14'8"

Ensuite to Bedroom 2

7'5" x 6'9"

WC

6'3" x 4'6"

Utility Room

Balcony

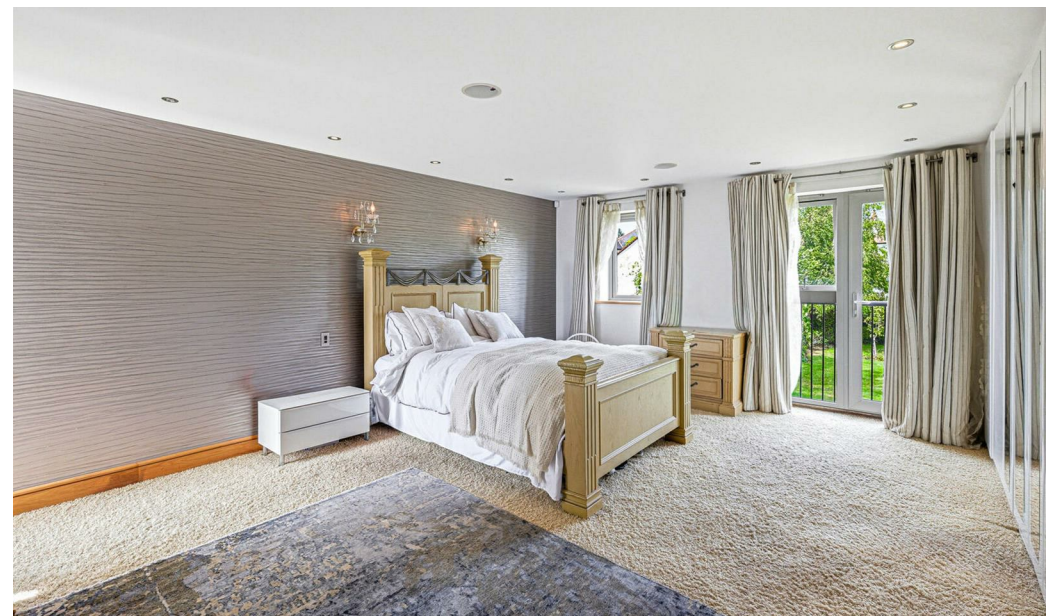
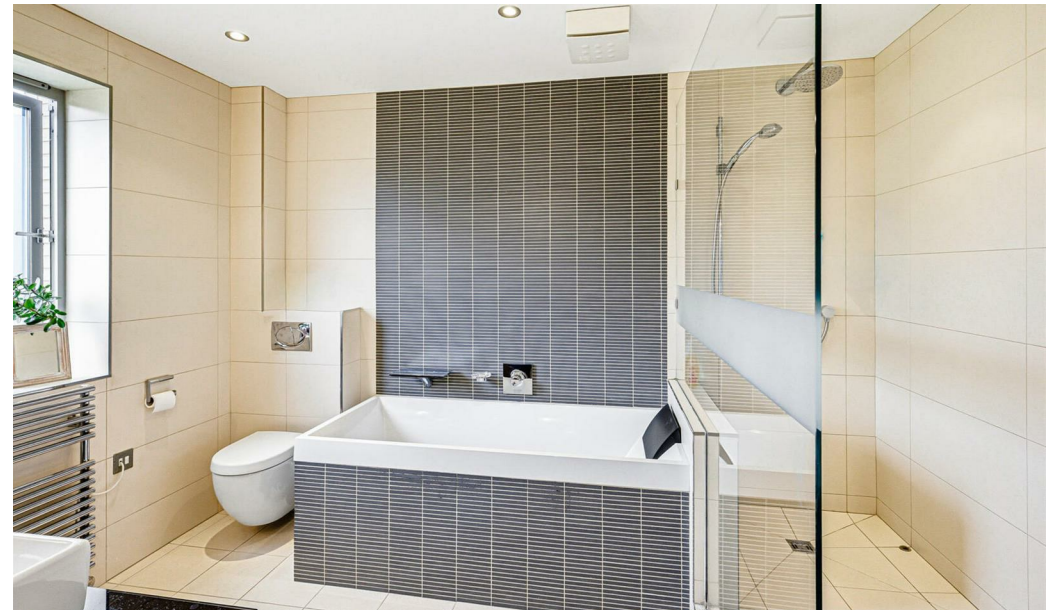
Front Exterior

**Communal Entrance and Lift
Area**

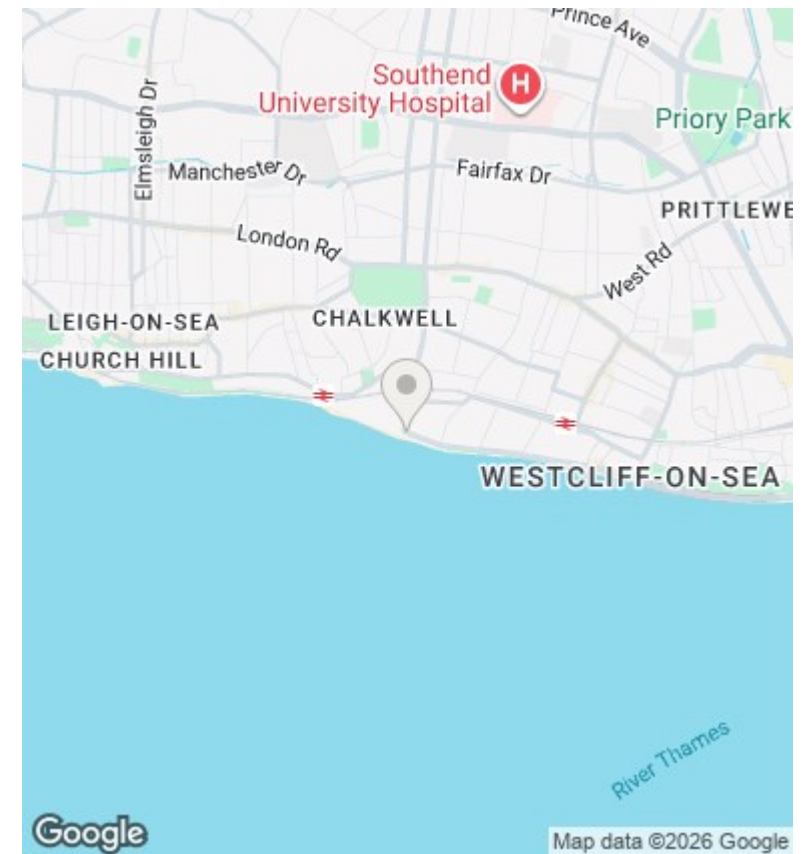
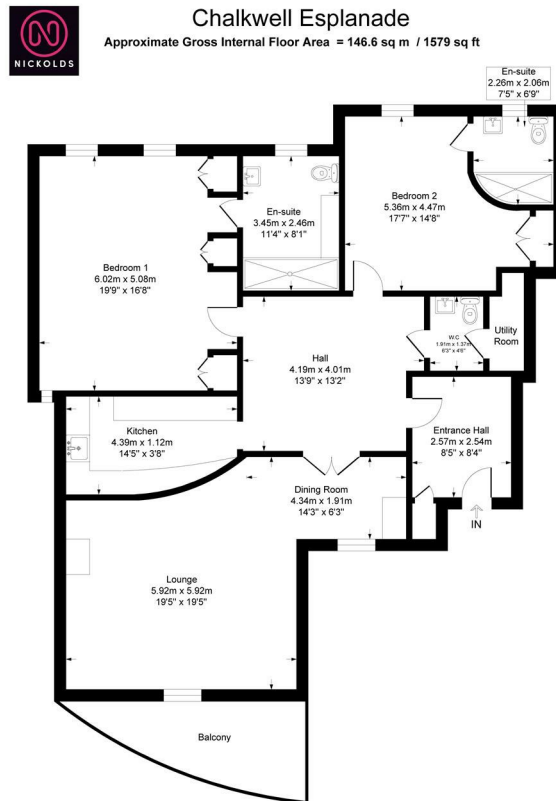
Garage

Rear Garden









Directions

Viewings

Viewings by arrangement only. Call 01702 933 597 to make an appointment.

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	85
(69-80) C		
(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		