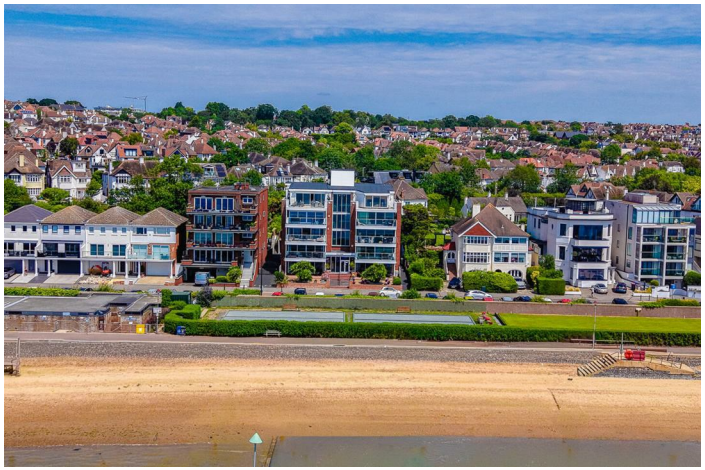


SEA RIDGE

CHALKWELL, SS0 8JJ

GUIDE PRICE £775,000

LEASEHOLD - SHARE OF FREEHOLD

** SENSATIONAL VIEWS OF THE SEA & PREMIERE LOCATION - PRESTIGIOUS RAISED GROUND FLOOR SEAFRONT APARTMENT WITH PANORAMIC THAMES ESTUARY VIEWS - EXCEPTIONALLY MODERNISED TO AN OUTSTANDING CONTEMPORARY STANDARD WITH TWO DOUBLE BEDROOMS, LUXURY KITCHEN AND SPLIT-LEVEL LIVING SPACE - SUBSTANTIAL PRIVATE FRONT GARDEN, GARAGE, SECURE GATED PARKING FOR TWO VEHICLES - AN EXCLUSIVE DEVELOPMENT OF JUST 9 APARTMENTS IN ONE OF CHALKWELL'S MOST SOUGHT-AFTER SEAFRONT LOCATIONS - GUIDE PRICE £775,000-£800,000 **

RP&C.
RICKY, PLANT & CHEN-PORTER

SEA RIDGE

• Simply sensational position - Uninterrupted sea views • Raised ground floor apartment just under 1200 square feet • Two double bedrooms with an extensive range of built in bespoke wardrobes • Luxury bathroom/WC & additional shower room/WC • Grand split level lounge with access to the dining room - an enormous space • Stunning & ultra contemporary kitchen with a host of integrated appliances • Double glazed & gas central heating • Large and low maintenace garden with a stunning vista of the Thames Estuary • Secure entry gates lead to the garage, parking & meticulously presented communal garden • Rare opportunity to acquire a property of this calibre in this location!

RP&C Estate Agents are delighted to present this exceptional raised ground floor apartment, occupying a prestigious position within one of Chalkwell Esplanade's most exclusive and highly sought-after developments. With just nine apartments within the block, opportunities to acquire a home of this calibre are exceptionally rare.

Having been extensively remodelled and beautifully modernised in recent years, the property offers an outstanding blend of contemporary elegance, luxurious finishes and breathtaking coastal views, creating a truly enviable lifestyle by the sea.

The accommodation is both spacious and versatile, featuring two generous double bedrooms, a stylish shower room/WC and an additional contemporary bathroom/WC. The stunning split-level living space is undoubtedly the heart of the home, with the impressive lounge enjoying full-height sliding doors opening directly onto a substantial private front garden. From here, uninterrupted panoramic views stretch across the Thames Estuary towards the Kent coastline, providing an ever-changing backdrop that can be enjoyed throughout the year.

A raised dining area overlooks the lounge, creating a wonderful sense of space and flow, whilst leading seamlessly into the beautifully appointed luxury kitchen, finished to an exceptional standard with contemporary fittings and ample workspace.

Further benefits include full double glazing, gas central heating, a private garage and secure parking for two vehicles, accessed via electrically operated security gates with key fob entry. Residents also enjoy beautifully maintained communal gardens and lawns, reflecting the exclusivity and quality of this outstanding development.

The location is simply second to none. Positioned directly on the prestigious Chalkwell Esplanade, the apartment is just moments from the beach and seafront whilst remaining within easy reach of excellent local shopping facilities, picturesque parks and superb rail connections, offering convenient access into London.

Combining an unrivalled seafront setting, luxurious contemporary accommodation and spectacular estuary views, this is a truly outstanding apartment offering a rare opportunity to secure one of Chalkwell's finest coastal homes.

Communal Entrance Hallway

Access to the apartment via an immaculately maintained communal hall.

Entrance Hallway

Convenient storage cupboard and access to living areas and bedrooms.

Bedroom One 13'3 x 12'9
There is a range of quality, high specification built in floor to ceiling wardrobes providing extensive storage.

Bedroom Two 12'7 x 10'9
Further quality, high specification built in floor to ceiling wardrobes providing extensive storage.

Bathroom/WC 9'4 x 6'7
A luxury white three piece suite.

Shower Room/WC 7'7 x 7'7
A luxury white three piece suite with a feature corner bath.

Raised Dining Area (sea view) 19'1 x 10'9
A raised area of substantial size with quality flooring. Steps down to the lounge and access to the kitchen.

Ultra Contemporary Kitchen 9'4 x 7'6
A top specification kitchen with a host of integrated appliances. Feature glass screening looks onto the lounge.

Grand Lounge 23'0 x 15'8
A superb space and access via sliding doors onto the garden with the best view you could wish for. Simply outstanding.

Garden
A low maintenance and generous size garden provides front row seats to an incredible vista over the Thames estuary. Contemporary railings to all aspects finish off this well designed space.

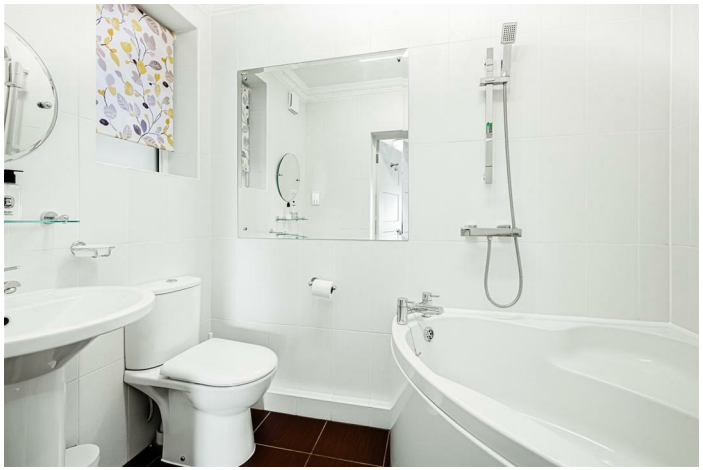
Access To Rear
The property is approached via a secure electric gate leading to covered area housing refuse areas and meters.

Communal Garden
There is a beautiful, well maintained communal raised garden. There are established flowers, shrubs and trees. A perfect setting.

Garage & Parking
There is parking for two cars leading to the garage which has an up/over door.

Agents Note
The property is being offered with a share of the Freehold. The current lease is over 960 years remaining. There is no ground rent and a service charge of approximately £3500 per annum.

SEA RIDGE



SEA RIDGE

ADDITIONAL INFORMATION

Local Authority – Southend

Council Tax – Band F

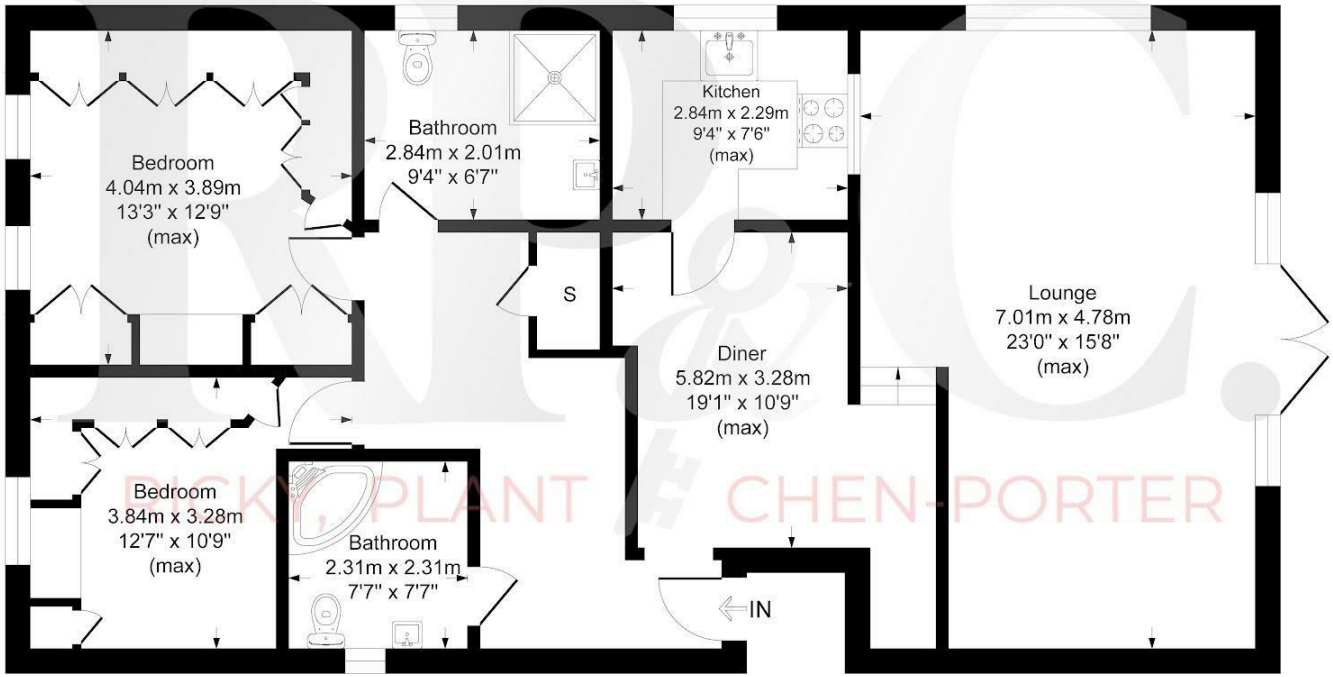
Viewings – By Appointment Only

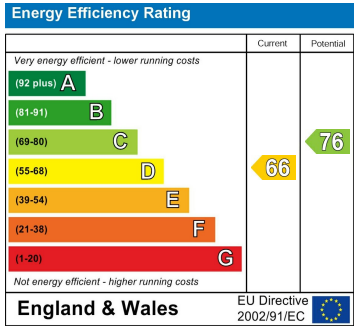
Floor Area – 1259.00 sq ft

Tenure – Leasehold - Share of Freehold

Sea Ridge

Approximate Gross Internal Floor Area = 108.3 sq m / 1167 sq ft





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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