

# bear

*Estate Agents*



Offered with no onward chain, a superb one-bedroom upper ground floor apartment, this stunning property offers an exceptional seafront location with unparalleled views. Boasting an open plan living space, residents can indulge in the stylish and contemporary design, perfect for both relaxation and entertaining guests. With a south-facing balcony, one can enjoy breathtaking uninterrupted vistas, creating a tranquil oasis within the bustling city.

Residents of this exclusive development benefit from a range of amenities, including a residents gym, security entry system, and a concierge service for added convenience. Furthermore, there is secure underground private parking, ensuring the utmost safety and peace of mind. With the beach just a stone's throw away, this property truly epitomizes luxury coastal living.

- Superb One Bedroom Upper Ground Floor Apartment
- Residents Gym
- Seafront Location
- Concierge Service
- No onward chain
- Open plan living space
- Security Entry System
- South facing balcony with superb uninterrupted views
- Secure Underground Private Parking

## The Shore, 22-23 The Leas

Westcliff-on-Sea

**£450,000**

Offers Over



# The Shore, 22-23 The Leas



## Property Overview

This superb one-bedroom upper ground floor apartment offers luxurious coastal living with unparalleled seafront views. The open plan living space, high-end finishes, and private south-facing balcony create a perfect blend of style and comfort. Residents enjoy exclusive amenities, including a gym, concierge service, and secure underground parking. With a share of freehold and a 999-year lease, this property promises a truly exceptional lifestyle by the beach.

## Ground Floor

As you enter the main reception area, you are greeted by a welcoming concierge service, Sonas sound system, and Wi-Fi. The communal hallway gives access to the apartment via the front of the building, with stairs and lifts available for convenience. Additional doors at the end of the hallway lead to your private entryway.

## First Floor

The open living space, is beautifully designed with a solid wood floor and sliding doors that open to the south-facing balcony. The luxury fitted kitchen features a range of white gloss wall and base units, granite work surfaces, and a stainless steel sink unit with a mixer tap. High-end Siemens appliances, including a five-ring hob, oven, coffee maker, integrated fridge and separate freezer, and washing machine, are all included. An inset speaker system enhances the ambiance.

## Exterior

The private south-facing balcony offers panoramic sea views of the estuary. Fitted with

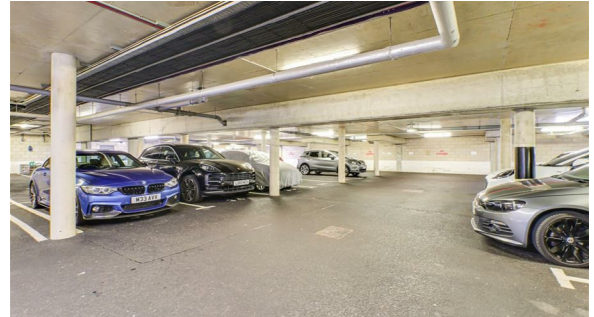
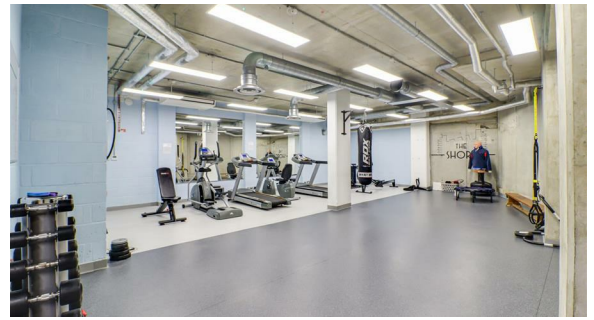
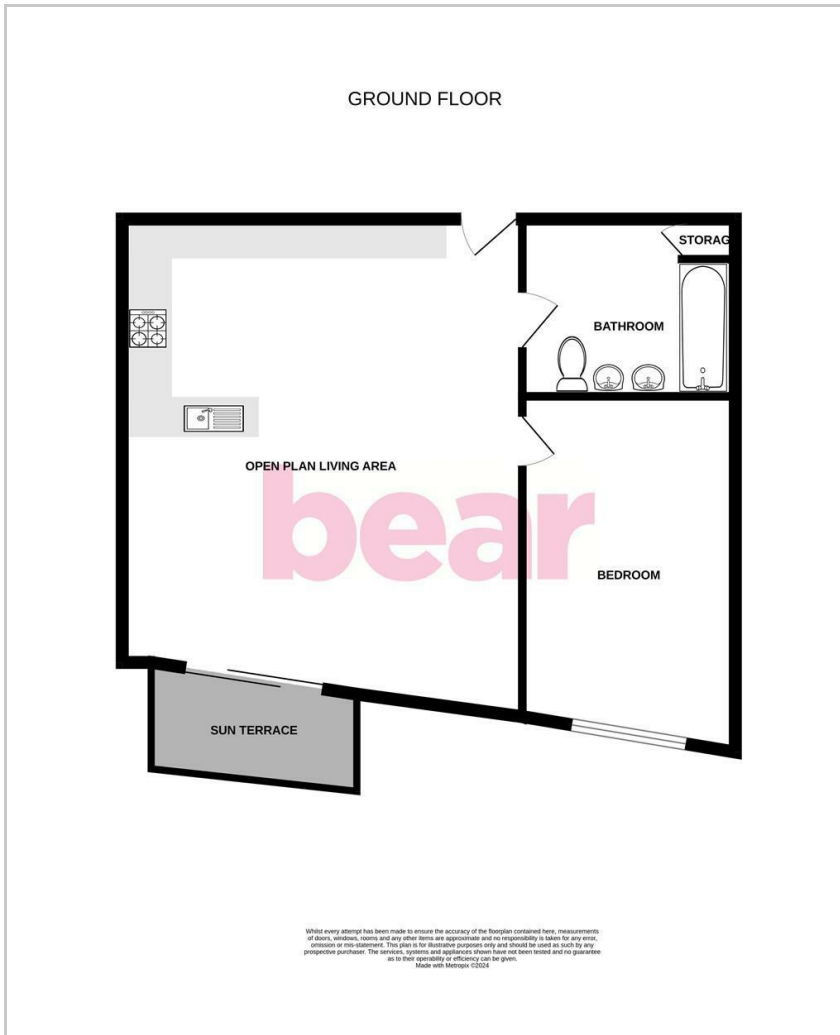
composite decking and an elegant brushed steel and glass balustrade, this outdoor space provides the perfect setting to unwind, dine al fresco, or socialize with friends and family. An allocated parking space in the secure underground car park ensures convenient and secure parking, with a cycle rack available for those who prefer a greener mode of transportation.

## School Catchment

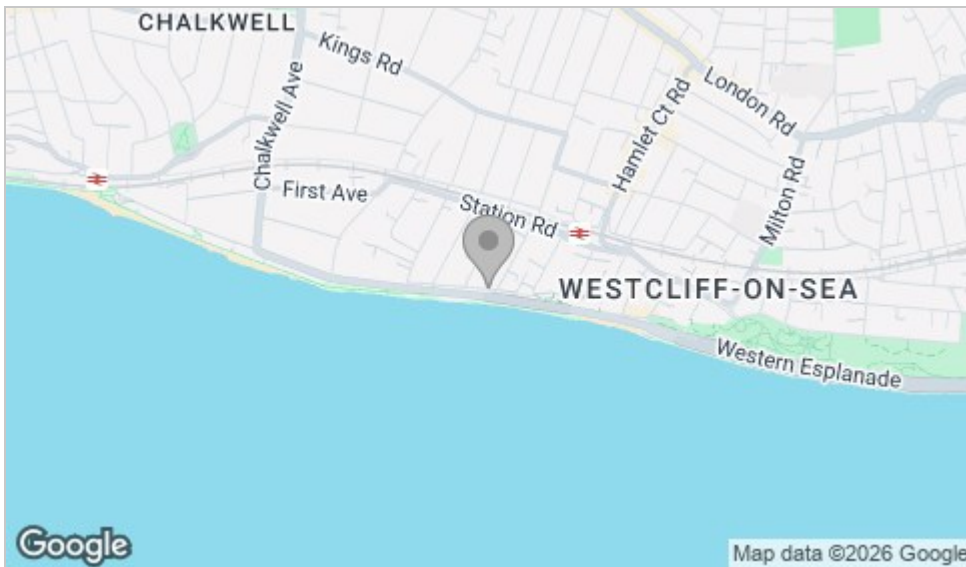
This property falls within the catchment area of highly regarded schools, making it an ideal choice for families. The proximity to quality educational institutions enhances the property's appeal, offering a perfect blend of luxury living and practical convenience.



# Floor Plan



# Area Map



# Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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# Energy Efficiency Graph

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