



* £365,000- £380,000 * SHARE OF FREEHOLD * SEAFRONT HOME * OWN ENTRANCE * PRIVATE COURTYARD GARDEN * DECEPTIVELY SPACIOUS APARTMENT * A stunning lower ground floor two-bedroom apartment in a much sought-after location on the beautiful Westcliff seafront. In an elevated position on The Leas, this property boasts beautiful character and a courtyard-style garden to the front, just moments from the beach. The building retains its attractive original character features and has a great sense of space throughout. The apartment has a large entrance hallway, a good size lounge and two good size double bedrooms with fitted storage and large three-piece bathroom. To the rear of the apartment is a 20' modern fitted kitchen and utility area. The property is perfectly situated just a short walk from the beach, Westcliff and Chalkwell rail stations and local amenities.

- Traditional ground floor flat with own garden
- Spacious bay fronted lounge
- Recently installed three piece bathroom suite
- Doorstep to Chalkwell Beach
- Leigh Broadway and Hamlet Court Road shopping facilities close by
- Two double bedrooms
- Newly fitted kitchen with utility area
- Sea views from the front of the building and garden
- Walking distance to both Chalkwell and Westcliff Stations
- Share of freehold

The Leas

Westcliff-on-Sea

£365,000

Price Guide



The Leas



Frontage

South facing brick paved courtyard style front garden which is all yours, mature planting, brick wall.

Hallway

19'9 x 4'8

UPVC glass front entrance door, double glazed window to front aspect with fitted shutter blinds, spotlight, radiator, tiled flooring.

Bedroom One

17'5 x 14'0

Double glazed bay window to front aspect with fitted shutter blinds, spotlights, radiator, built-in sliding door wardrobes, carpet.

Bedroom Two

14'5 x 9'10

Spotlights, radiator, carpet to floor, cubed glass wall looking into the lounge.

Lounge/Diner

15'4 x 12'1

Double glazed bay window to front aspect with fitted shutter blinds, feature fireplace with electric log burner, laminate flooring, carpet to floor.

Three Piece Bathroom

15'1 x 4'7

Obscured double glazed window to side aspect with fitted shutter blinds, traditional fitted three-piece suite comprising of a low level WC, freestanding bath with shower attachment, pedestal wash basin, traditional style towel radiator, laminate non slip flooring, cupboard housing combination boiler, wood panelled walls.

Kitchen

20'7 x 10'2

Wooden shaker style fitted kitchen comprising of; wall and base level units, splashbacks, laminate roll edge worktops, spotlights, butler sink, integrated fan assisted oven with microwave above, tiled splashbacks, four ring induction hob with extractor hood above, space for a fridge freezer, space for a washing machine, integrated dishwasher, tiled flooring, opening to:

Utility Area

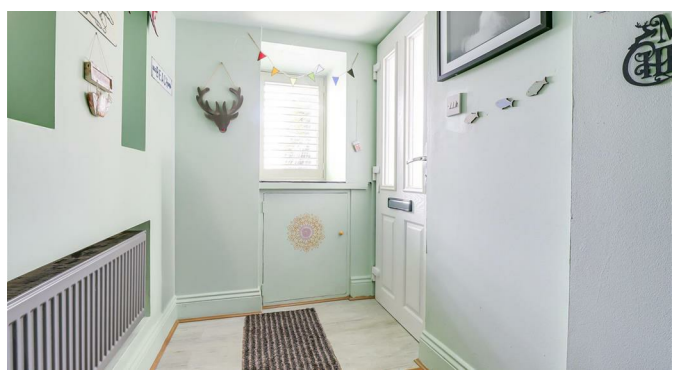
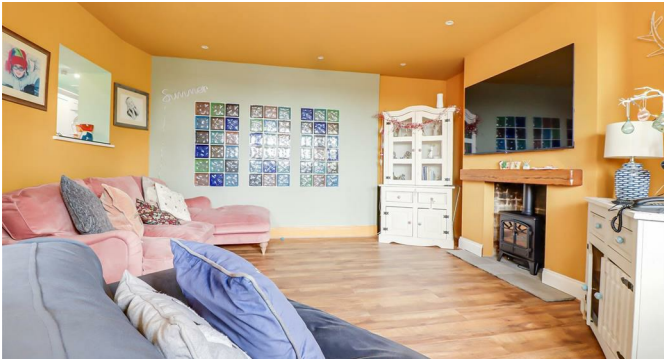
Wall units, tiled worktop with tiled splashbacks, space for fridge and/or freezer, laminate flooring.

Agents Notes:

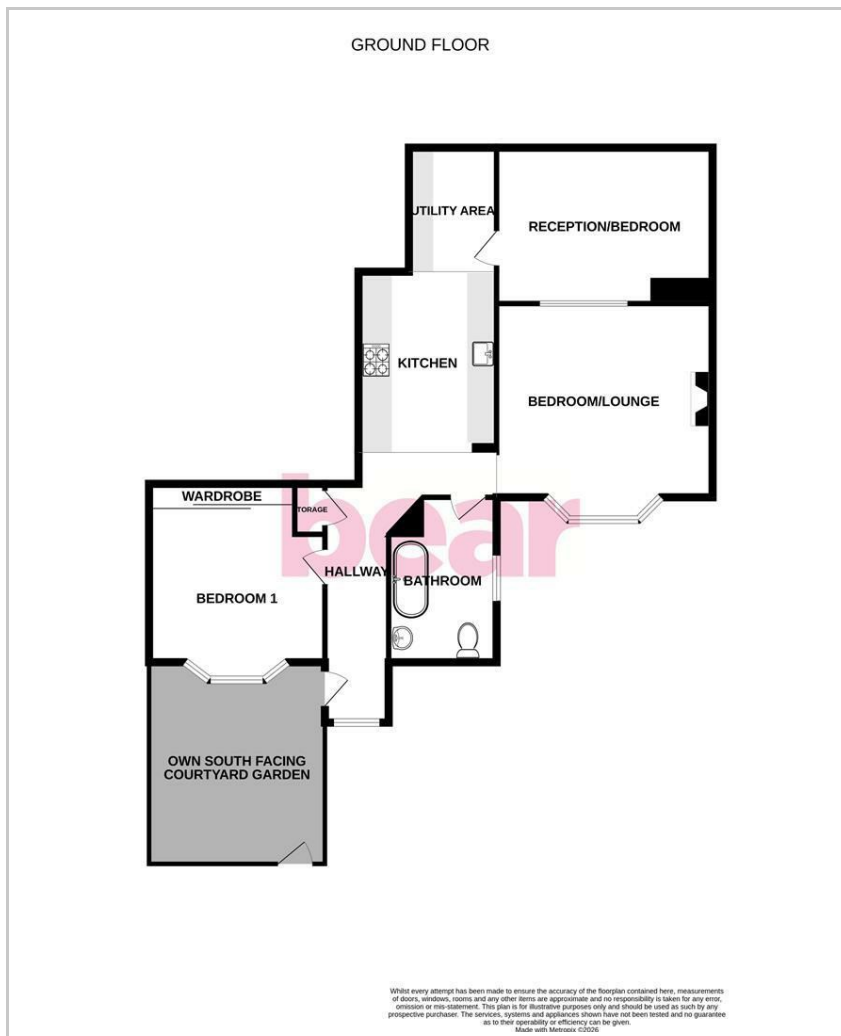
Council tax band D.

£130 pa maintenance including building insurance.

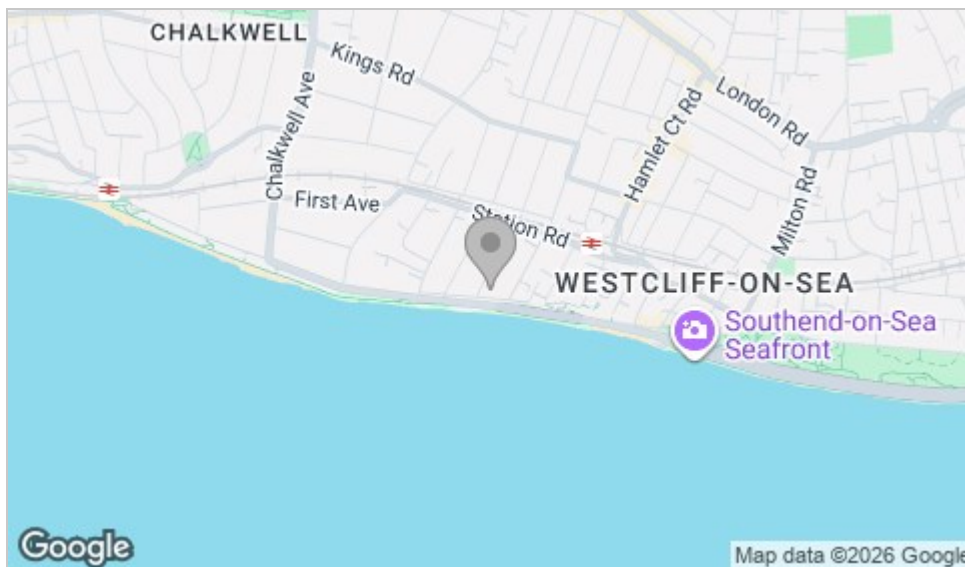
Cupboard in hallway housing water and gas meter. Stop cock is located there to.



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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1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 los@bearestateagents.co.uk <http://www.bearestateagents.co.uk/>

Energy Efficiency Graph

