



\* £325,000 - £350,000 \* SEA VIEWS \* SECURE PARKING \* COMMUNAL ROOF TERRACE \*

Proudly positioned on London Road in the charming area of Chalkwell, this executive first floor apartment offers a delightful blend of spacious modern living and coastal charm. With two bright double bedrooms, this property is perfect for professionals or small families seeking a comfortable and stylish home. Upon entering, you are greeted by an open hallway leading to an impressive fully fitted kitchen that seamlessly flows into a generous lounge diner. This inviting space has the advantage of integrated appliances and is bathed in natural light and opens out onto a south-facing balcony, ideal for enjoying your morning coffee or evening relaxation while taking in the fresh sea air. The apartment boasts two well-appointed bathrooms, including an en-suite shower room attached to the master bedroom, ensuring convenience and privacy. One of the standout features of this property is the stunning views over Chalkwell Park and the picturesque Thames Estuary from not only the balcony but from the communal roof terrace. This outdoor space is perfect for social gatherings or simply unwinding while soaking up the sun. The location is equally appealing, with a short stroll leading you to the vibrant shopping facilities of Leigh Road and Broadway. For those who enjoy the beach, Chalkwell Beach is just a stone's throw away, along with the nearby station providing easy access to London and beyond. Additionally, the property benefits from gated parking, adding an extra layer of security and convenience. This apartment is a rare find, combining modern amenities with a prime location, making it an excellent choice for anyone looking to embrace the coastal lifestyle in Chalkwell.

- Modern first floor flat
- Two double bedrooms both with fitted wardrobes
- 22' fully fitted kitchen lounge diner with integrated Bosch appliances
- South facing balcony with Chalkwell Park and Thames Estuary views
- Master bedroom en-suite shower room
- Contemporary three piece bathroom
- Breathtaking communal roof terrace with elevated views
- Short walk to Chalkwell Beach and Station
- Leigh Road and Broadway shopping facilities close by
- Doorstep to major bus routes and transport links such as the A13 and A127

## London Road

Chalkwell

**£325,000**

Price Guide





# London Road



## Communal Entrance

Secure entry system, stairs rising to top floor, lift access, carpet.

## Entrance Hallway

13'8" x 6'4" > 3'6"

Smooth ceiling with two pendant lights, double storage cupboard housing the unvented hot water cylinder, fuse board, air vac system, additional single storage cupboard, wall-mounted electric radiator, solid wood entrance door with an inset coconut rug.

## Kitchen Lounge Diner

22'0" x 10'1"

Kitchen Area:

Comprises of; handleless gloss wall and base level units with a quartz worktop, 1.5 inset sink with a mixer tap, integrated Bosch oven and grill, four ring Bosch electric hob with an extractor fan above, quartz upstands, integrated fridge freezer, integrated Bosch microwave, breakfast bar area, integrated Bosch dishwasher, integrated Bosch washing machine, glass panel splashback to the sink and hob, set drawers, inset spotlights, air circulation vent, laminate flooring, wall hung electric radiator.

Lounge-Diner Area:

Pendant light, air circulation vent, floor-to-ceiling double-glazed window to the front giving views over Chalkwell Park and the Thames Estuary, double-glazed aluminium bi-folding door to the front opening onto your south-facing balcony giving views over Chalkwell Park and the Thames Estuary, laminate flooring.

## South Facing Balcony

Iron balustrade, composite decking boards, access from kitchen lounge diner and bedroom one. Superb views across Chalkwell Park and The Thames Estuary

## Bedroom One

19'6" > 11'10" x 9'6"

Smooth ceiling with a pendant light, floor to ceiling fitted wardrobes, double glazed door to the rear leading out to your south facing balcony, wall mounted electric radiator, carpet, door to:

## En-Suite Shower Room

7'1" x 4'10" > 3'10"

Smooth ceiling with inset spotlights, extractor fan, double walk-in shower with a rainfall head and a shower hose, pedestal wash basin, low-level WC, wall-hung chrome heated towel rail, shelf with a quartz worktop, shaker socket, fully tiled walls, laminate flooring.

## Bedroom Two

15'1" > 11'10" x 9'4" max

Smooth ceiling with a pendant light, floor to ceiling fitted corner wardrobes, double glazed floor to ceiling windows to the front with views over Chalkwell Park and the Thames Estuary, wall hung electric radiator, carpet.

## Three-Piece Bathroom

7'2" x 5'5"

Smooth ceiling with inset spotlights, chrome heated towel rail, panelled bath with a rainfall head and a shower hose, pedestal wash basin, low-level WC, shaver socket, laminate flooring, fully tiled walls.

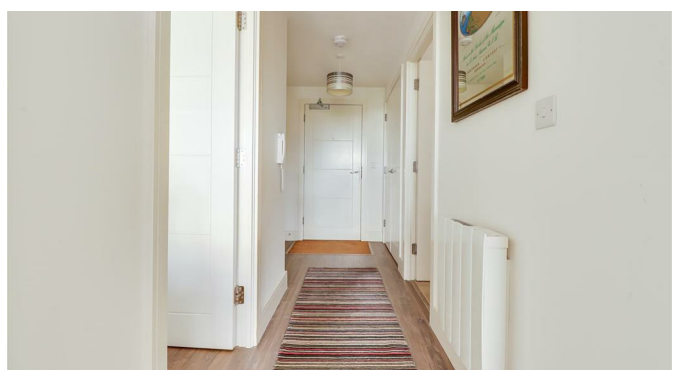
## Communal Roof Terrace

Artificial lawned area with panoramic views of Chalkwell Park and The Thames Estuary.

## Agents Notes:

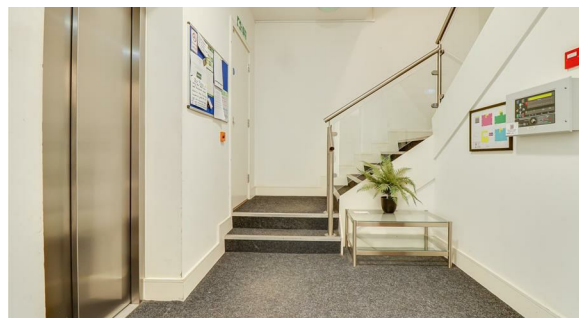
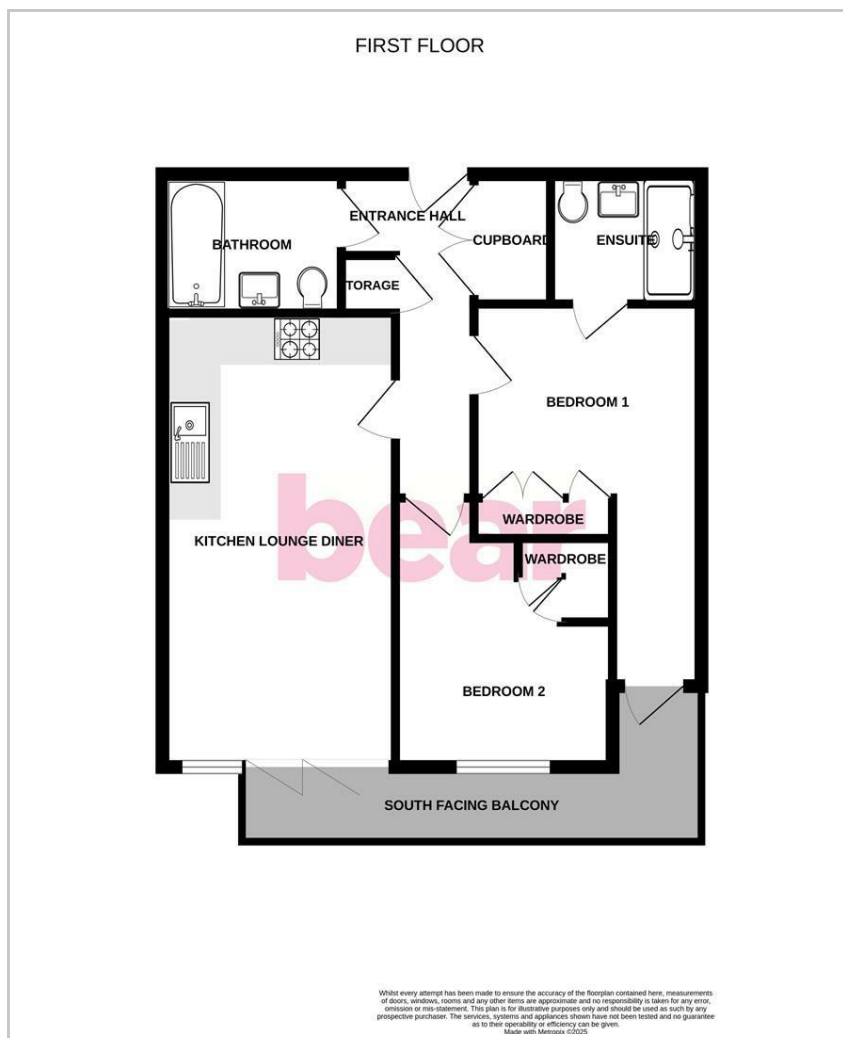
Council tax band: C

Lease Length is 142 years remaining.

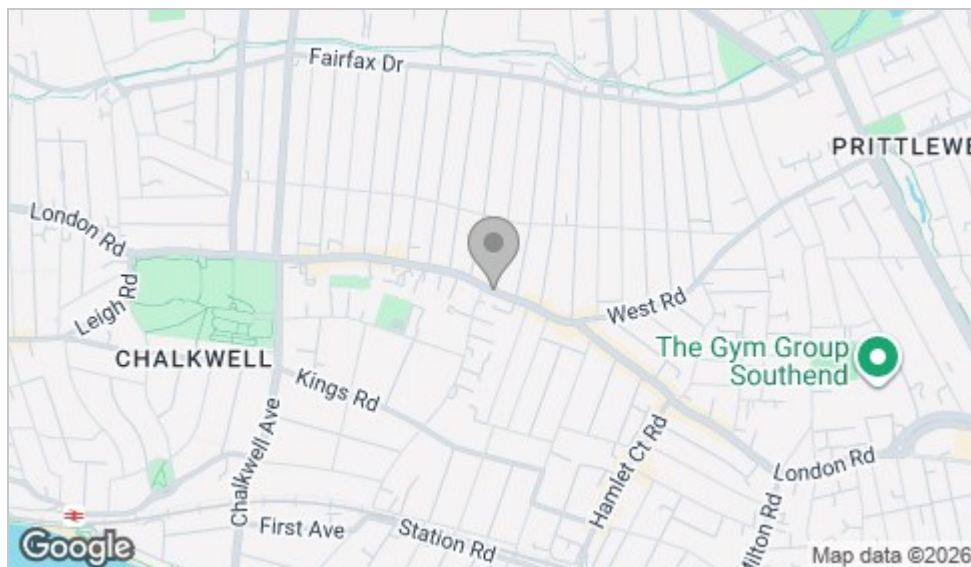




## Floor Plan



## 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

