



THE LEAS, WESTCLIFF ON SEA
£550,000 SHARE OF FREEHOLD

LARGE TWO BEDROOM FIRST FLOOR FLAT WITH SUNNY SOUTH FACING BALCONY AND PARKING FOR ONE CAR

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DESCRIPTION:

Winkworth of Leigh are delighted to bring to the market this stunning first-floor seafront apartment offers a serene living experience with uninterrupted views across the Estuary.

The property features light and spacious rooms throughout, including a grand reception hallway, two double bedrooms each with an en-suite, a south-facing lounge diner, separate fitted kitchen breakfast room, and a cloakroom.

With the added benefits of an allocated off-street parking space and a share in the freehold, this charming property is situated in a character period building on an elevated seafront position.

Just a stroll away from the beach and a short walk to the rail station and amenities, this apartment is offered with no onward chain, making viewing highly advisable.

Contact us to arrange a viewing and experience coastal living at its finest.

Entrance:

- Beautifully presented front communal entrance with steps up to porch and secure Entryphone system. Stairs leading up to the first-floor accommodation.

Reception Hall: - Grand reception hallway with herringbone wooden floor, ornate coving, and a ceiling rose. Full-length double-glazed door leading out to a private south-facing balcony.

Lounge: - 23'02 x 14'31. Spacious lounge with double glazed bay windows offering views over the Estuary. Fitted carpet, three radiators, coving, and a decorative fireplace.

Kitchen/Breakfast Room: - 13'54 x 10'73. Two double glazed windows to the side aspect. Range of wall and base units, integrated oven with hob,

and stainless-steel sink with drainer. Breakfast Bar

Bedroom 1: - 19'67 x 15'3. South-facing double-glazed window offering Estuary views. Fitted carpet, radiator, and ceiling rose.

En-Suite Three-piece white suite with a 'P' shape bath, WC, and wash hand basin. Tiled floor and walls.

Bedroom 2: - 16'24 x 12'28>4'63. Double glazed window. Fitted carpet, radiator and fitted wardrobes.

En-Suite: - Two-piece suite comprising a shower cubicle and wash hand basin.

Cloakroom: - Two-piece cloakroom comprising WC and wash hand basin with wooden floor and radiator.

Parking: - One allocated off-street parking space to the rear of the building.

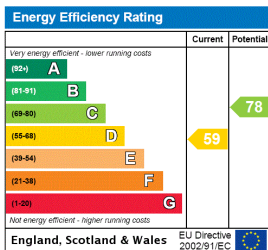


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: Share of Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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