



THE LEAS, WESTCLIFF ON SEA
£525,000 LEASEHOLD

BEAUTIFUL TWO-BEDROOM GROUND FLOOR SEAFRONT APARTMENT WITH A SOUTH FACING VERANDAH

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DESCRIPTION:

Winkworth of Leigh are delighted to offer for sale this beautiful two-bedroom ground floor seafront apartment with a south facing verandah which enjoys extensive and far reaching views of the Estuary.

The property also benefits from being refurbished in 2020 and has gas central heating served by gas boiler, under floor acoustic proofing in the lounge.

With a wealth of period features including stained glass windows, high ceilings and skirting boards this stunning apartment is located within yards of the seafront, local restaurants as well as Chalkwell station with services through to London, whilst Leigh with its bustling Broadway with its shops, bars and cafes is also accessible. This property should be viewed without delay to avoid disappointment.

Accommodation: -

Entrance - Stone steps leading to impressive covered entrance porch to twin part opaque stained-glass lead light communal entrance doors with entry phone system to entrance porch further period double doors opening into communal hallway, part opaque lead light stained-glass double-glazed entrance doors to:

Reception Hallway: - Dado rail, picture rail,

radiator, feature relief patterned mouldings, coved cornicing, ornate ceiling rose, entry phone system, doors to:

Lounge - 18'3" x 14'7" (5.56m x 4.45m) – This lovely bright room has a sash bay window with French doors with opaque stained-glass fan and side lights leading onto the South facing covered verandah which enjoys far reaching and extensive Estuary views. Feature open cast iron fireplace with granite hearth, wood surround and mantel, radiator, picture rail, coved cornicing to decorative paneled ceiling with ornate ceiling rose,

Kitchen: - 13'8" x 11'10" (4.17m x 3.61m) – This lovely fitted kitchen with a bay window to side. Inset sink unit set in quartz work surfaces with range of modern Grey gloss fronted base, drawer and cupboard units, space for range style cooker to feature chimney, integrated fridge, freezer and dishwasher, tiled floor and quartz splash backs,

Rear Lobby: - Tiled floor, built in utility cupboard housing plumbing for washing machine and gas boiler serving heating and hot water (not tested), window and half glazed door to side.

Bedroom One: - 16'8" max x 14'10" max (5.08m x 4.52m) - French doors leading to the rear garden. Feature cast iron fireplace with decorative tiled inserts, wood surround

and mantel, radiator, picture rail, coved cornicing to decorative panelled ceiling, ornate ceiling rose.

En-Suite Shower Room: - Tiled and glazed shower cubicle, wall mounted wash hand basin with monobloc tap, close coupled wc and tiled walls.

Bedroom Two: - 10'6" x 10'3" (3.20m x 3.12m) - Double glazed window to rear and radiator

Bathroom :- 10'11" x 8'6" (3.33m x 2.59m) - Modern suite comprising floor standing oval bath with wall mounted mixer taps, 'his & hers' wash hand basins with wall mounted mixer taps over set on tiled vanity unit with vanity mirrors over, close coupled wc, tiled floor and splashbacks, boxed and gridded radiator, decorative mirror fronted built in vanity spaces above the bath, coved cornicing, downlighters, a beautiful restored opaque stained glass lead light window to side.

Exterior: - Communal paved area and outside storage shed.

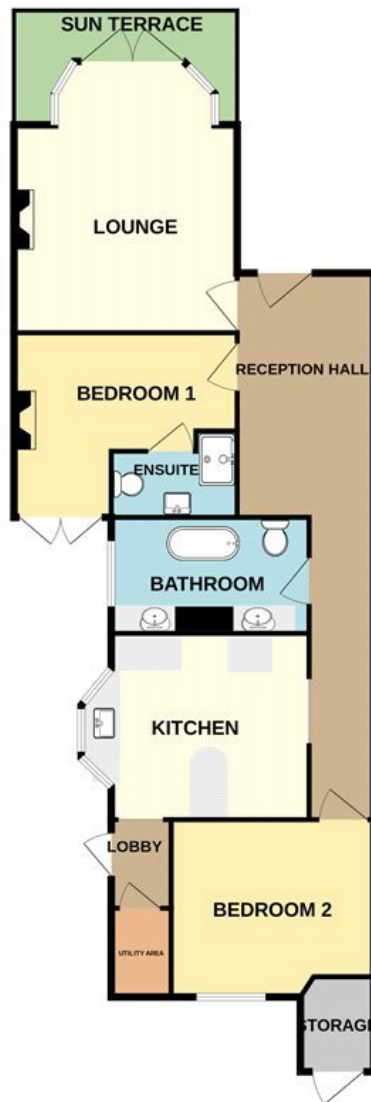
Agents Note: -

New Lease 199yrs

£100 pm maintenance charge



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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