



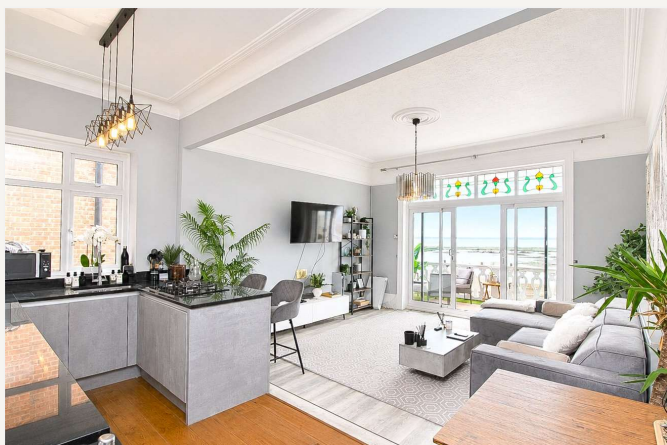
The Leas, Westcliff on Sea

Guide Price :- £550,000 to £575,000 *Share of Freehold*



KEY FEATURES

- Luxury Seafront Apartment
- Off Street Parking
- Large South Facing Balcony
- Luxury Fitted Kitchen & Bathroom
- Two Double Bedrooms
- Iconic Building



Leigh On Sea

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Situated in one of the area's most iconic buildings and taking pride of place on The Leas on Chalkwell Seafront is this beautifully and stylishly appointed two double bedroom first floor apartment.

The property not only comes with secure, allocated parking but also a spacious south facing balcony with an incredible vista of the estuary and towards Southend Pier.

The accommodation comprises; well-maintained communal areas with stairs leading to the first floor, a charming entrance hall with access to a large open plan lounge & kitchen area with fabulous views out to the estuary and a stunning fitted kitchen, two well-appointed double bedrooms - the master with access to a rear balcony plus a spacious four piece bathroom suite.

The property also benefits from a larger than average south facing balcony with ample space for table & chairs and again stunning estuary views, whilst externally there are well maintained communal gardens to both the front and side of the building with further access to a secure, gated and allocated parking space.

Situated within this elegant period building surrounded by beautifully landscaped gardens, it sits perfectly opposite the estuary and close to the renown 'Arches' restaurants and also within close proximity of Chalkwell station providing easy access to the city.





ROOM DESCRIPTIONS

Lounge - Kitchen - 20'09" x 15'24"

Sliding patio doors leading to South Facing balcony with panoramic sea views, double glazed window to side aspect, engineered wood flooring, wonderful high ceilings with original features.

Kitchen fitted with a range of floor and wall mounted cupboards and drawers, granite work tops, inset 5 ring gas hob, electric oven, inset sink with mixer taps and drainer.

Bedroom One 14'76" x 11'06"

Double glazed windows and doors leading to rear balcony & stairs to communal gardens, fitted wardrobes, fitted carpet.

Bedroom Two 12'07" x 11'14"

Archway style mirrored window to side aspect, fully fitted wardrobes, pull down double bed, fitted carpet, feature light fitting.

Bathroom 10'81" x 6'4"

Obscure double glazed window to side aspect, shutters to remain, part tiled walls, bath with mixer tap, shower enclosure, low level WC
Externally

Delightful communal gardens with access to off street parking,

MATERIAL INFO

Tenure: Share of Freehold

Term: 157 year and 1 months

Service Charge: £tba per annum

Council Tax Band: C

EPC rating: D

APARTMENT



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

<https://www.winkworth.co.uk/sale/property/LOS230078>

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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