

London Road, Westcliff-On-Sea

Offers In Excess Of £325,000

home.

Flat 16, The View

Westcliff-On-Sea
SS0 9FA

2 2 1

- Spacious Second Floor Two Bedroom Apartment
- Spectacular Views over Chalkwell Park with Sea Views Beyond
- Substantial Private South Facing Balcony with Composite Decking
- Stunning Open Plan Lounge/Kitchen with Bifold Balcony Doors
- Contemporary Kitchen with Quartz Worktops and Bosch Appliances
- Spacious Principal Bedroom with Balcony Access and En-Suite Shower Room
- Second Double Bedroom with Beautiful Park and Estuary Views
- Stylish Family Bathroom and Two Generous Hallway Storage Cupboards
- Spectacular Communal Rooftop Garden and Secure Gated Allocated Parking
- Prime Location Opposite Chalkwell Park, Close to the Station, Beach and Leigh Broadway



Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033





Home Estate Agents are delighted to offer for sale this exceptional two double bedroom second floor apartment within the prestigious The View development, boasting breathtaking south facing views across Chalkwell Park towards the Thames Estuary. With an impressive private balcony, beautifully appointed interiors, secure allocated parking and a spectacular communal roof terrace, this stylish home enjoys an enviable location close to Chalkwell Station, the seafront and Leigh Broadway.

The heart of the apartment is a stunning open plan kitchen and living space, flooded with natural light and perfectly positioned to enjoy the wonderful outlook. The contemporary kitchen features elegant quartz worktops, integrated Bosch cooking appliances and excellent storage, while the spacious lounge opens through bi-folding doors onto the substantial south facing balcony.

Extending out from the building, this fantastic outdoor space provides the perfect setting for relaxing or entertaining, with uninterrupted views across the greenery of Chalkwell Park and the estuary beyond.

Both bedrooms are generous doubles and enjoy the same delightful outlook, with the principal bedroom benefiting from direct balcony access and a stylish en-suite shower room. A beautifully finished family bathroom and two useful hallway storage cupboards complete the accommodation.

Residents also enjoy access to an impressive communal rooftop garden offering panoramic views across the surrounding area and coastline, together with secure gated allocated parking and lift access to all floors.

Perfectly positioned opposite Chalkwell Park, with Chalkwell railway station, the beach and the independent boutiques, cafés and restaurants of Leigh Broadway all within easy reach, this is a wonderful opportunity to enjoy contemporary coastal living in a truly outstanding location.



Accommodation Comprises
The property commences with a communal entrance accessed via a communal entry phone into:

Communal Hallway
Lift and stairs leading to the second floor. Private wooden entrance door into:

Entrance Hallway
Mat well, wood effect laminate flooring, skirting, spotlighting, entry phone system, two large storage cupboards - one housing hot water tank. Doors to:

Open Plan Kitchen Lounge
21'11 x 10'2

Kitchen Area
Wood effect laminate flooring, skirting, spotlighting, positive air-flow ventilation system. The kitchen is fitted to include a range of base units with Quartz worksurfaces and splashback, inset one and a half sink with drainer and mixer tap, matching eye level wall mounted units, integrated Bosch oven with four ring induction hob and extractor over, integrated dishwasher and fridge freezer, space for integrated washer/dryer, spotlights, extractor, electric radiator. Open to:

Lounge
Continuation of wood effect laminate flooring, skirting, spotlighting, positive air-flow ventilation system, double glazed window to front aspect with views over Chalkwell Park and towards the estuary, double glazed bi-folding door to balcony, electric radiator.

Balcony
Large south facing balcony with excellent views over Chalkwell Park and towards the estuary, composite decking, iron railing and external wall lighting.

Bedroom One
Carpeted, skirting, spotlighting, double glazed door leading to south facing balcony, ceiling light, positive air-flow ventilation system, electric radiator. Door to:

En-Suite
Wood effect tiled flooring, tiled walls, spotlighting, extractor fan, WC, walk-in shower cubicle with Rainfall shower, wash hand basin with mixer tap, shaver socket, heated towel rail.

Bedroom Two
Carpeted, skirting, part wall panelling, spotlighting, double glazed window to the front aspect overlooking Chalkwell Park and towards the estuary, positive air-flow ventilation system.

Bathroom
Wood effect laminate flooring, tiled walls, spotlighting, panelled bath with shower over and Rainfall shower, WC, wash hand basin with mixer tap, shaver socket, airflow system/extractor, electric heated towel rail.

Externally

Communal Roof Terrace
Communal roof terrace with estuary views, seating area.

Car Park
Secure fob entry gated and covered allocated parking for one vehicle.

Lease Information
Lease: 194 years remaining
Ground Rent: £250 Per Annum
Service Charge: £1280 Per Annum
Building Insurance: £602 Per Annum

Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.

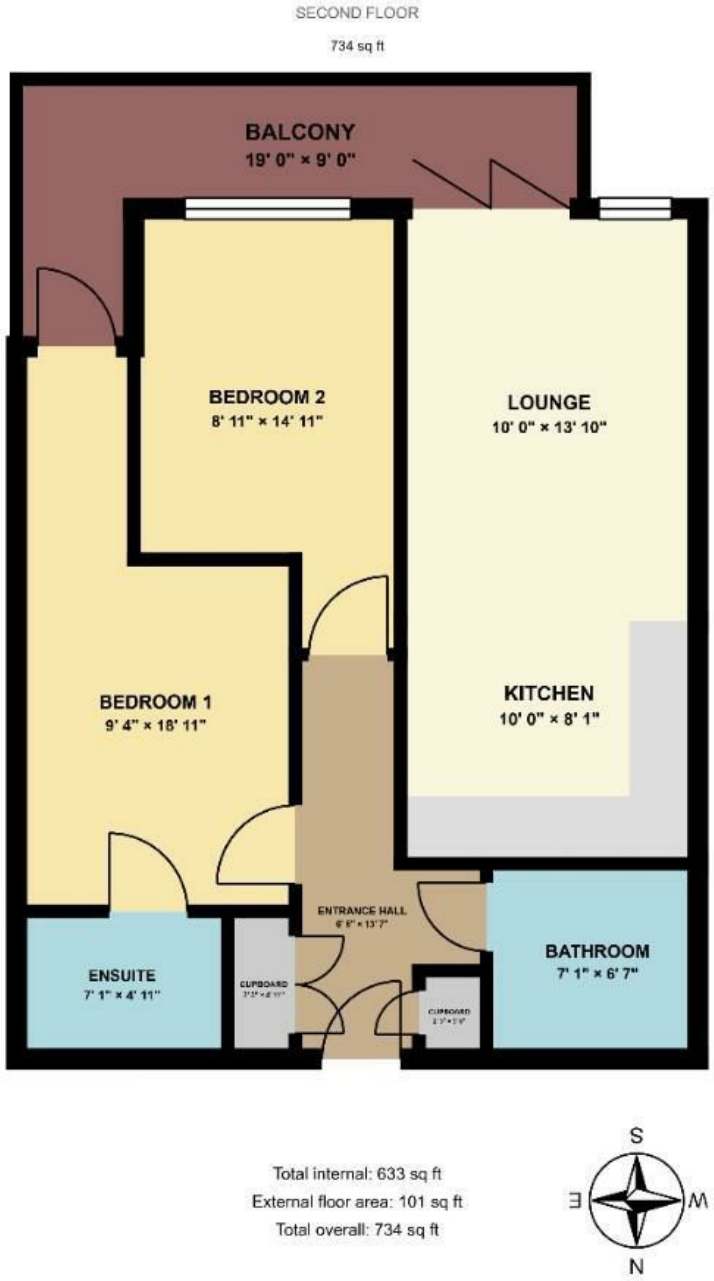












Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements and dimensions are approximate and are provided for illustrative purposes only. Home Estate Agents cannot guarantee their accuracy. The floor plan is not to scale and should not be relied upon for architectural, construction or other measurement purposes.

Property Details

2 Bedrooms
2 Bathrooms
1 Reception Rooms
Flat

Approx. sq ft
EPC band: B
Tenure: Leasehold
Council Tax Band: C

£325,000

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