

Imperial Avenue, Westcliff-On-Sea

£425,000

home.

47 Imperial Avenue

Westcliff-On-Sea
SS0 8NQ

2 1 1

- Exceptional large third floor apartment
- Stunning period building
- Wonderful south-westerly facing balcony
- Fabulous views
- Own garage
- Short stroll of Chalkwell Station
- Heart of the Chalkwell Hall Estate
- Two enormous double bedrooms



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 Of Leigh are very excited to offer for sale this exceptionally large third floor apartment forming part of a stunning period building in the heart of Chalkwell and which not only boasts its own garage but a wonderful south-westerly facing balcony with fabulous views over the Chalkwell Hall Estate and towards the Thames Estuary.

The property boasts around 1,334 square feet and includes a large 30' entrance hall, a south-westerly facing lounge with access to a sunny balcony, a separate kitchen/diner, two enormous double bedrooms and a three piece bathroom suite.

Externally the property benefits from having its own garage located to the rear of the building.

Located on Imperial Avenue in the heart of the Chalkwell Hall Estate in Westcliff on Sea, this fabulous top floor apartment is perfectly positioned to take advantage of the London Roads extensive shopping facilities as well as being within a short walk of Leigh Road and it's array of shops, bars, resaturants and boutiques.

The property is also within a short stroll of Chalkwell Station offering direct access into London Fenchurch Street.





Accommodation Comprises

Entrance
The property is approached by a secure entry phone system with stairs leading to the third floor & private entrance door leading to:

Entrance Lobby
5'7 x 2'5

Wood flooring, smooth plastered ceiling, open plan to:

Kitchen/Dining Room
18'11 x 16'4 reducing to 10'4

A wonderful west facing room with double glazed bay window to side aspect. The kitchen is fitted to include a one a quarter stainless steel single drainer sink unit with mixer tap inset into a range of roll edge work surfaces with cupboards & drawers beneath, built-in oven and four ring electric hob, appliance space and plumbing for washing machine & dishwasher, built in fridge & separate freezer, further range of matching eye level wall mounted units, wood flooring, smooth plastered ceiling with access to loft space (which we understand from the vendor houses the combination boiler) cast iron effect radiator. Doorway to:

Hallway
30'7 x 5'1
A very impressive main hallway which gives access to the lounge, both bedrooms and bathroom, carpeted, smooth plastered ceiling, dado rail, two radiators. Doors to:

Lounge
16'7 x 15'3
Double glazed window to front aspect and double glazed patio doors opening out onto a southwesterly facing balcony with wonderful views over the Chalkwell Hall Estate towards the Thames estuary, carpeted, coved cornice to ceiling, picture rail, feature fireplace with tiled hearth, built-in storage cupboard, two cast iron effect radiators.

Bedroom One
16'11 x 13'3
Double glazed window to side aspect, carpeted, coved cornice to ceiling, feature cast iron effect fireplace with attractive wooden surround and tiled hearth, radiator.

Bedroom Two
16'11 x 11'9
Double glazed window to side aspect, carpeted, coved cornice to ceiling, feature cast iron effect fireplace with attractive wooden surround and tiled hearth, radiator.

Bathroom
12'1 x 4'8
Modern three piece suite comprising floor standing bath with mixer tap and additional rainfall shower head, pedestal wash basin with mixer tap, low level w.c, fully tiled surrounding walls, tiled flooring, w.c, fully tiled surrounding walls, tiled flooring, heated towel rail.

Externally

Garage
The property benefits from a garage located to the rear of the building with up and over door.

Lease info
Lease term: 199 years from 28 July 1981
Ground rent: £100 per annum until 2020 increasing by a further £100 every twenty years. * Currently the ground rent is still charged £100 since 2020*
Service charge: £1962.52 (Charged quarterly £490.63 and reviewed annually. Next review December 2026)

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













THIRD FLOOR



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Property Details

2 Bedrooms
1 Bathrooms
1 Reception Rooms
Flat

Approx. 1334.00 sq ft
EPC band: C
Tenure: Leasehold
Council Tax Band: C

£425,000

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