



The Ridgeway, Chalkwell  
£299,995

home.



# Flat 2, 77 The Ridgeway Westcliff-On-Sea SS0 8PX



- Wonderful Ground Floor Apartment
- Great Size Double Bedroom
- No Onward Chain
- Allocated Parking For One Vehicle
- Perfectly Located For Beach & Mainline Railway Station
- Short Stroll Of Leigh Road & 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 Of Leigh are excited to offer for sale this wonderful ground floor apartment, located in a popular block directly opposite Chalkwell Beach and the station, giving direct access into London Fenchurch Street and which is being offered with no onward chain.

The accommodation comprises; entrance lobby, entrance hall, a spacious open plan lounge, dining and kitchen area, a great size double bedroom and modern bathroom suite.

Externally there is allocated parking for one vehicle.

Situated on The Ridgeway, Chalkwell, this lovely apartment is perfectly located for both the beach and mainline railway station to London, as well as being within a short stroll of both Leigh Road & Broadway with its array of shops, bars, restaurants and boutiques.







### Accommodation Comprises

Secure communal entrance door leading to communal areas with further private door leading to:

### Entrance Lobby

6'7 x 3'3

Wood flooring, smooth plastered ceiling with inset spotlighting, radiator. Door leading to:

### Entrance Hall

8'6 x 3'3

With continuation of wood flooring, built in cloaks cupboard, smooth plastered ceiling with inset spotlighting. Doors to:

### Open Plan Lounge & Kitchen

22'2 x 17'9 < 9'3

A fabulous open plan room with two clearly defined areas as follows:



### Lounge Area

13'3 x 9'1

Double glazed French doors to side aspect with estuary glimpses, wood flooring, smooth plastered ceiling with inset spotlighting, two radiators. Open plan to:



### Kitchen Diner

17'9 x 9'3

Double glazed bay window to side aspect. The kitchen is fitted to include a modern one and a quarter bowl sink unit with mixer tap inset into a range of worksurfaces with cupboards and drawers beneath, built in double oven and hob with extractor hood above, integrated fridge and separate freezer, integrated washing machine, further range of matching eye level wall mounted units, smooth plastered ceiling with inset spotlighting, wood flooring.

### Bedroom

11'1 max x 10'8

Double glazed window to rear aspect, carpeted, smooth plastered ceiling, radiator.

### Bathroom

6'5 x 6'1

Modern suite comprising panelled bath with mixer tap and shower attachment over, low level WC, wash hand basin with mixer tap and vanity unit beneath, smooth plastered ceiling with inset spotlighting, heated towel rail.

### Externally

The property benefits from allocated parking for one car.

### Lease Information

Share Of Freehold

Lease: 992 years remaining

Ground Rent £0

Service Charge: £1900 Per Annum Approx

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

### Agents Note

No pets



## GROUND FLOOR



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## Property Details

1 Bedrooms  
1 Bathrooms  
1 Reception Rooms  
Flat

Approx. 516.67 sq ft  
EPC band: B  
Tenure: Share of Freehold  
Council Tax Band: F

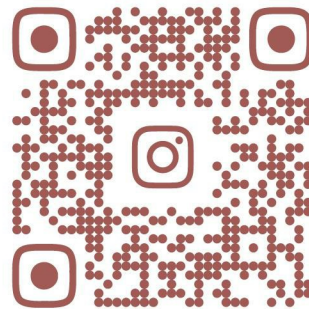
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