

**To arrange a viewing contact us
today on 01268 777400**



The Leas, Westcliff-On-Sea £1,550

The Leas, Westcliff-on-Sea, SS0 7ST

STUNNING TOP FLOOR THREE BEDROOM SEAFRONT APARTMENT WITH PANORAMIC ESTUARY VIEWS, PRIVATE BALCONY & COMMUNAL SUN TERRACE!

Aspire are delighted to offer this incredibly spacious and characterful three bedroom top floor apartment, occupying an enviable position directly on The Leas in Westcliff-on-Sea.

One of the real standout features of this home is the exceptional uninterrupted estuary outlook. Several rooms enjoy fantastic views across the Thames Estuary, while the private balcony provides the perfect spot to sit outside and take in the coastal setting.

Internally, the apartment offers an impressive amount of space throughout. The generous living room is bright and airy with a distinctive loft-style feel, featuring vaulted ceilings, exposed beams and multiple Velux windows allowing plenty of natural light to flood the room.

The separate fitted kitchen offers excellent worktop and storage space, while the property also benefits from a particularly impressive bathroom featuring a freestanding roll-top bath, separate shower and additional built-in storage.

There are three well-proportioned bedrooms, with the sea-facing bedrooms enjoying some of the best views in the property. One bedroom also provides direct access onto the private balcony overlooking the estuary, creating a fantastic additional outdoor space.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.