



* £550,000- £600,000 * TWO BALCONIES * UNDERGROUND PARKING * TWO DOUBLE BEDROOMS WITH WARDROBES * TWO BATHROOMS * LARGE OPEN-PLAN RECEPTION SPACE * WALK TO THE STATION AND ON THE BEACHFRONT * NO ONWARD CHAIN * UNDERFLOOR HEATING * This stylish and spacious second-floor apartment is in a prime position on the beachfront and located within a desirable building that ticks all the boxes! The accommodation is comprised of; a landscaped frontage with door entry system and a concierge, lift service to the second floor apartment, where there is a private entrance hall with storage cupboard, an open-plan kitchen/reception room with a lounge and spacious dining area, a four-piece bathroom, two double bedrooms with wardrobes with the master having its own en-suite, and finally two balconies; one for sunrise with amazing sea views and one for the sunsets to the west. The location is highly sought-after, not just for the luxurious level of finish of the building itself, but the seafront location with Chalkwell Esplanade moments away, as well as a range of restaurants and amenities, not to forget the close proximity to mainline train links to London Fenchurch Street for commuters. The property also has a secure gated underground parking space and a gymnasium. Viewings are highly recommended and the home is offered with no onward chain!

- Underground secure and gated parking space
- On the beachfront with Chalkwell Esplanade moments away
- Highly sought-after apartment building
- Two double bedrooms with wardrobes
- Amazing sea views
- Two balconies; one for the sunrise and one for the sunset
- Train station in close proximity for London commuters
- Concierge and gym within building
- Two bathrooms
- No onward chain

22-23 The Leas

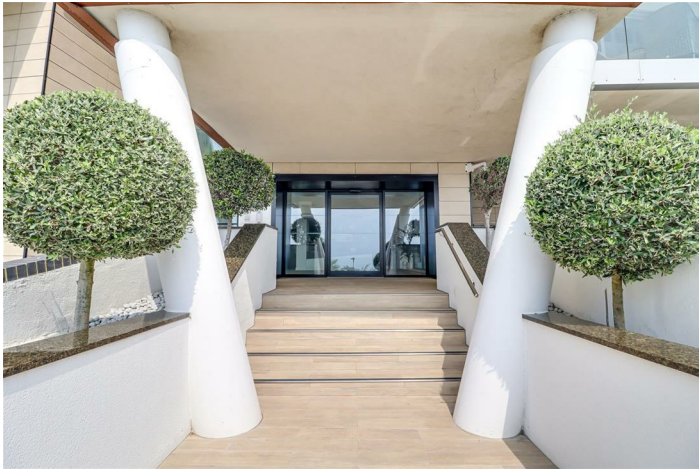
Westcliff-on-Sea

£550,000

Guide Price



22-23 The Leas



Parking/Frontage

Impressive landscaped frontage with concierge, one allocated underground parking space in the secure gated carpark, access to the gymnasium, lift service to the second floor where there is a door leading to:

Private Entrance Hallway

Large airing cupboard, decorative cornice, skirting and wooden flooring with underfloor heating.

Kitchen-Family Room

26'11" > 15'7" x 22'8" > 12'6"

Two dual aspect balconies with double glazed sliding doors to both sides which are perfect for both sunrise and sunset and command sea views. Modern kitchen units both larder style and base level comprising; inset 1.5 stainless steel sink with chrome mixer tap and routed drainer, quartz worktops with peninsula unit and storage underneath, four ring burner induction hob with stainless steel extractor hood over, integrated fridge/freezer, two integrated eye-level ZUG combi ovens, integrated eye-level ZUG coffee machine, integrated Siemens washing machine, integrated Siemens dishwasher, pan drawers, wall-mounted boiler within cupboard, double glazed side window, spotlighting, Sonos ceiling speaker, tiled floor with underfloor heating.

The reception area also has a storage cupboard, two further double glazed rear windows, Sonos ceiling speakers, spotlighting, decorative cornice, skirting and wooden flooring with underfloor heating.

Bedroom One

14'7 x 9'11

Two double glazed windows to side aspect with sea views, access to the en-suite, wardrobes to remain, Sonos ceiling speakers, spotlighting, skirting and carpet with underfloor heating.

En-Suite to Bedroom One

Shower enclosure with drencher head and secondary shower attachment, floating vanity unit with wash basin and chrome mixer tap, WC, chrome towel radiator, Sonos ceiling speaker, extractor fan, spotlighting, fully tiled walls and flooring with underfloor heating.

Bedroom Two

14'9 x 8'10

Double glazed window to side aspect, fitted wardrobes with sliding doors, spotlighting, Sonos ceiling speakers, skirting and carpet with underfloor heating.

Four-Piece Bathroom

Shower enclosure with drencher head and secondary shower attachment, tiled bath, WC, floating vanity unit with wash basin and chrome mixer tap, chrome towel radiator, extractor fan, spotlighting, fully tiled walls and flooring with underfloor heating.

Morning Balcony

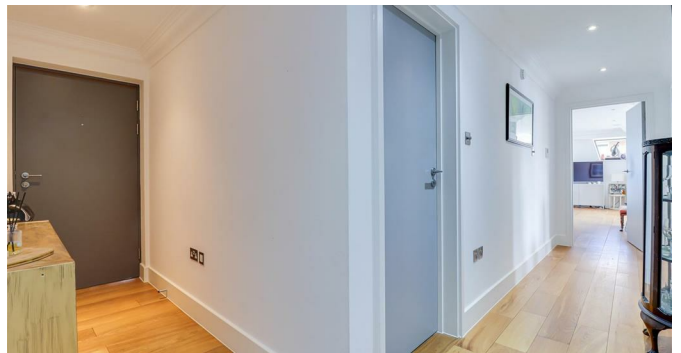
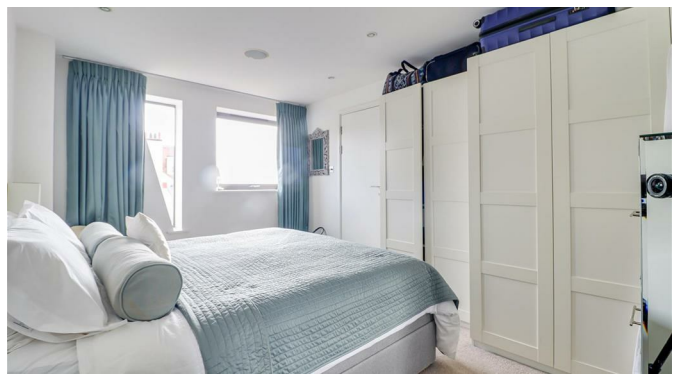
Sea views and perfect for sunrise with ample seating space.

West-Facing Balcony

West-facing perfect for sunsets with ample seating space and views over the Chalkwell Hall Estate.

Agents Notes:

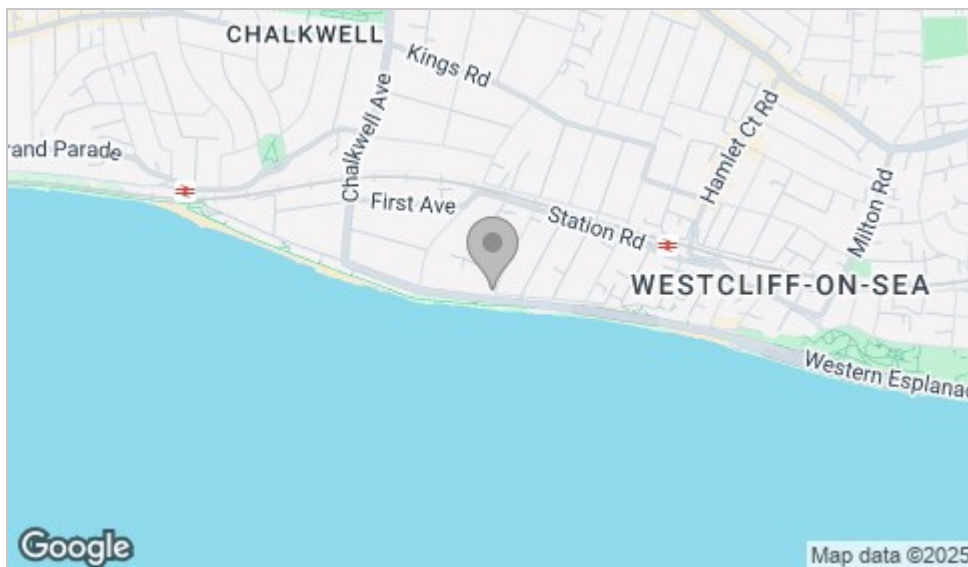
Council tax band: F



Floor Plan



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

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		
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