



# FOR SALE

**The Leas,  
Westcliff-On-Sea SS0 7SX**

Guide Price £390,000 Share of Freehold Council Tax Band - D

- Top Floor Two Bedroom Apartment
- South Facing Balcony With Stunning Sea Views
- Share Of Freehold
- One Bathroom & En-Suite
- Two Double Bedrooms
- Communal Rear Garden
- Stone Throw Away From Westcliff-On-Sea Station
- Close To Local Amenities
- Situated On 'The Leas' Conservation Area
- Separate Kitchen With Garden Views

Selling & letting all types of property in Chalkwell, Westcliff, Leigh, Southend and the surrounding areas.

**appointmoor**

## Description

\*\*SHARE OF THE FREEHOLD\*\*GUIDE PRICE  
£390,000 - £410,000\*\*

We are proud to bring to the market this third floor two bedroom apartment on The Leas, beautifully positioned on Westcliff-On-Sea seafront. Consisting of two double bedrooms, a large lounge/dining area with stunning sea views, separate kitchen with fitted appliances, and two bathrooms. Built in the 1900's this apartment brings a great amount of character with original

cornice, ceilings roses and even has original parquet flooring from 'The Kursal Ballroom'.

Located directly opposite the seafront you have a south facing balcony, maintainable rear communal garden which includes shed storage. Westcliff-On-Sea train station is located at the top of the road and the local amenities which include fantastic restaurants are within a short walk.

### Entrance

34'0 x 6'1 (10.36m x 1.85m)

Wooden single glazed door to entrance, phone entry system, carpet flooring, radiator, storage cupboard, loft access, spotlight lighting.

### Lounge/Dining Area

21'1 x 15'6 (6.43m x 4.72m)

Original parquet flooring from the Kursal Ballroom, radiator, double glazed windows to front aspect, double glazed French doors to balcony, feature fireplace, storage cupboard, spotlight lighting.

### Kitchen

15'3 x 10'7 (4.65m x 3.23m)

Tiled flooring, radiator, double glazed window to rear aspect, double glazed door to rear aspect, double glazed window to side aspect, base & wall units, rolltop work surface incorporating stainless steel sink, 6 point gas hob with extractor over, integrated fridge, integrated freezer, integrated washing machine, storage cupboard, spotlight lighting.

### Bedroom 1

14'4 x 12'2 (4.37m x 3.71m)

Carpet flooring, radiator, double glazed window to rear aspect, ornate cornicing to ceiling, ceiling rose, pendant lighting.

### En-Suite

7'3 x 3'8 (2.21m x 1.12m)

Tiled flooring, radiator, double glazed window to side aspect, partially tiled walls, shower cubicle, hand basin, W/C, spotlight lighting.

### Bedroom 2

12'2 x 10'3 (3.71m x 3.12m)

Carpet flooring, radiator, double glazed window to side aspect, storage cupboard, ceiling lighting.

### Bathroom

12'2 x 9'1 (3.71m x 2.77m)

Laminate flooring, heated towel rail, double glazed obscure window to side aspect, partially tiled walls, dual hand basin, W/C, bath with shower system in place, spotlight lighting.

### Balcony

Decked south facing balcony.

### Front Of Property & Parking

Concrete pathway leading to communal entrance, on street parking.

### Communal Gardens

Stoned communal garden, private storage shed.

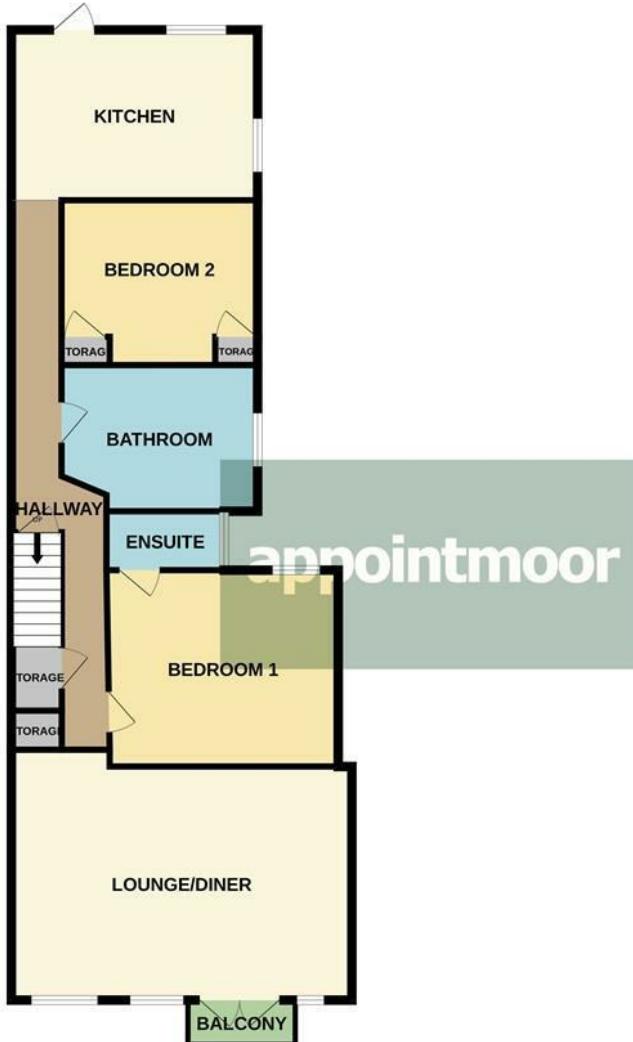
### Tenure

Share Of Freehold

No Ground Rent

£1,800 Service Charge Per Annum.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for indicative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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	57	60
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**VIEWINGS:** BY APPOINTMOOR ESTATES ONLY

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