



FOR SALE

The Leas, Chalkwell SS0 8FF

Offers In Excess Of £1,000,000 Share Of The Freehold Council Tax Band C

3  3  1  1926.74 sq ft

- Prestigious Seafront Apartment Within The Exclusive Shore Development
- Stunning Sea Views From Private Balcony
- Spacious Open Plan Living And Entertaining Hub
- High Specification Kitchen With Integrated Appliances And Hot Tap
- Luxurious Bedroom One With En Suite Shower Room
- Elegant Four Piece Spa Inspired Bathroom Suite
- Dedicated Home Office Space With Coastal Outlook
- Underfloor Heating Throughout With Newly Installed Flooring
- Concierge Service And Residents Gymnasium
- Secure Underground Allocated Parking And Advanced Building Security

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

appointmoor

Description

****NO ONWARD CHAIN****

An exceptional coastal residence that combines contemporary luxury, breath-taking sea views and convenient connectivity, all with the added benefit of no onward chain. The expansive open-plan living space creates an impressive hub for entertaining, while three well-proportioned bedrooms, elegant spa-inspired bathrooms and a dedicated home office deliver both comfort and versatility. Underfloor heating, premium finishes and a stunning balcony elevate everyday living to something truly special.

Positioned within the prestigious Shore development, residents enjoy a concierge service, private gymnasium and secure underground parking. A unique fob-controlled lift provides direct private access to your apartment floor, ensuring privacy and security at every level, while beautifully maintained communal areas reinforce the development's refined and exclusive atmosphere.

Located on the sought-after Chalkwell seafront, the apartment offers effortless access to scenic coastal walks, vibrant cafés and boutique amenities. With Westcliff and Chalkwell stations nearby providing direct routes into London, alongside the open green spaces of Chalkwell Park, the location perfectly balances relaxed seaside living with excellent travel links..





Measurements

Office/Lobby

10.86m x 2.62m (35'7" x 8'7")

Hallway

5.77m x 1.33m / 6.06m x 1.68m (18'11" x 4'4" / 19'10" x 5'6")

Lounge Area

8.22m x 4.05m (26'11" x 13'3")

Dining Area

4.42m x 3.79 (14'6" x 12'5")

Kitchen Area

4.79m x 2.93m (15'8" x 9'7")

Bathroom

1.94m x 3.24m (6'4" x 10'7")

Bedroom 1

9.26m > 6.05m x 3.96m > 3.26m > 1.13m (30'4" > 19'10" x 12'11" > 10'8" > 3'8")

En-suite

1.74m x 3.00m (5'8" x 9'10")

Bedroom 2

2.98m > 1.06m x 4.70m < 5.89m (9'9" > 3'5" x 15'5" < 19'3")

En-suite

1.97m x 2.77m (6'5" x 9'1")

Bedroom 3

4.70m x 2.45m (15'5" x 8'0")

Interior

Step into a residence that perfectly blends prestige, privacy and refined modern living. The heart of the home is an impressive open-plan living space, where a generous lounge flows effortlessly into an elegant dining area and a high-specification kitchen. Equipped with integrated appliances, a note-worthy highlight being the double integrated ovens and boiling hot tap, the kitchen has been designed with both practicality and entertaining in mind. Large doors lead out to a private balcony where breath-taking sea views create a stunning backdrop, complemented by a privacy screen allowing you to relax in complete seclusion. Bedroom 1 is a beautifully spacious retreat, complete with a luxurious en-suite shower room featuring a double walk-in shower, double faucet sink and exquisite white and grey marbled tiling that adds a sense of timeless elegance. The second bedroom is also a generous double, enjoying the benefit of its own en-suite shower room, while the third bedroom offers excellent storage through an array of built-in wardrobes. The apartment is further served by a striking four-piece bathroom suite designed to evoke a spa-like atmosphere, perfect for relaxation after a long day. A thoughtfully positioned office space provides the ideal work-from-home environment, where a glance out of the window instantly transports you to the calming scenery of the nearby coastline. Throughout the apartment, underfloor heating ensures year-round comfort, complemented by newly fitted flooring and luxuriously soft carpets underfoot that enhance the home's sense of quality.

Exterior

The Shore is a prestigious and highly sought-after seafront development designed with both luxury and convenience in mind. Residents enjoy access to an on-site gymnasium, concierge service and beautifully maintained communal areas that create an impressive arrival experience. Secure underground allocated parking provides practicality while maintaining the sleek design of the development. Residents permit parking is also available for additional vehicles. One of the apartment's most unique and desirable features is the private lift access system. Your floor can only be reached using a secure fob, taking you directly into your apartment lobby and ensuring no one can access the floor without permission. Combined with further security measures throughout the building, residents benefit from exceptional peace of mind and privacy. Parking passes are also available for £63 pr year.

Location

Perfectly positioned within The Shore on The Leas, this apartment enjoys a prime seafront setting in Westcliff-on-Sea. The coastline is quite literally on your doorstep, offering scenic walks along the promenade and uninterrupted estuary views that change beautifully throughout the seasons. A short walk brings you to a vibrant selection of boutique shops, cafés, restaurants and ice cream parlours, perfect for relaxed coastal living. Both Westcliff and Chalkwell railway stations are within easy reach, providing regular direct services to London Fenchurch Street, making this an excellent location for commuters. Nearby Chalkwell Park also offers expansive green space, gardens and leisure facilities, further enhancing the lifestyle appeal of this exceptional coastal setting.

Local Schools

Chalkwell Hall

Westleigh

Barons Court & Milton Hall Primary Schools

Belfairs Academy

Secondary Grammar Schools:

Westcliff & Southend Grammar Schools for Boys

Westcliff & Southend Grammar Schools for Girls

Private Schools Nearby:

Saint Pierre School

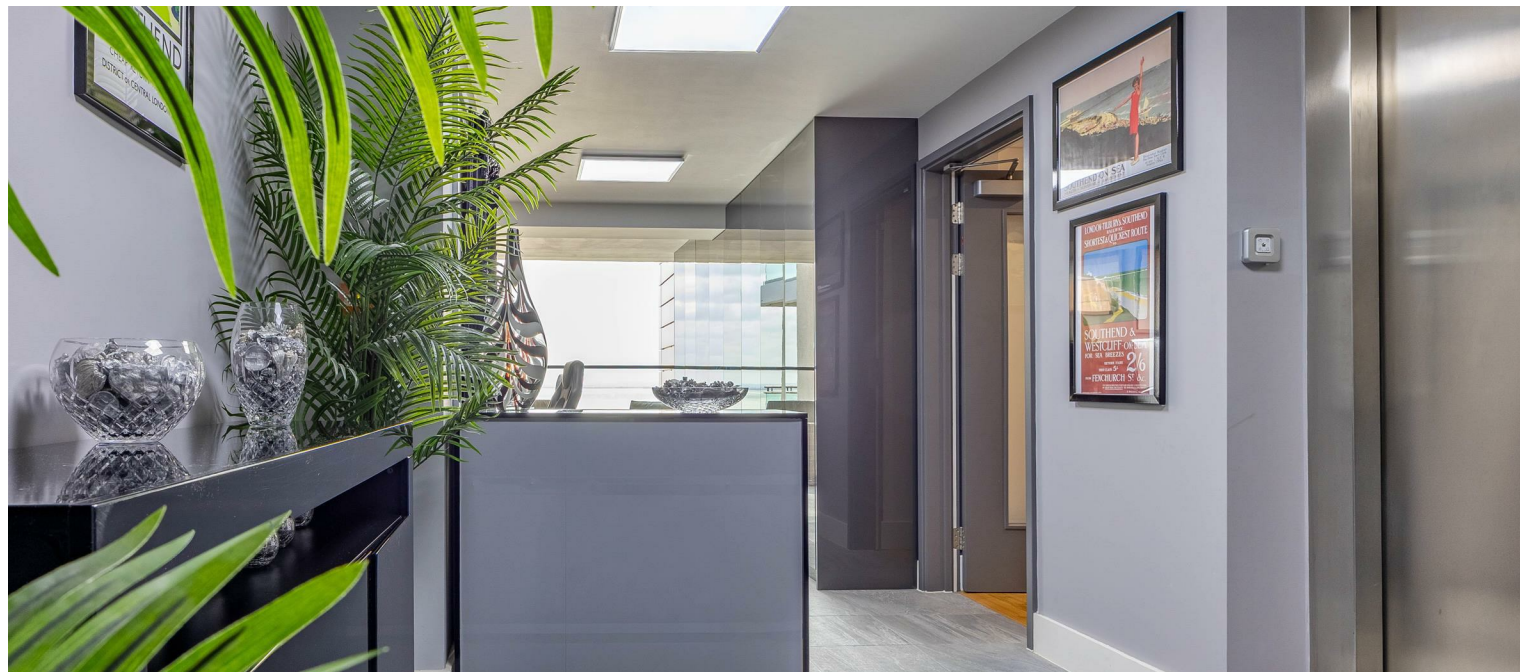
Alleyn Court

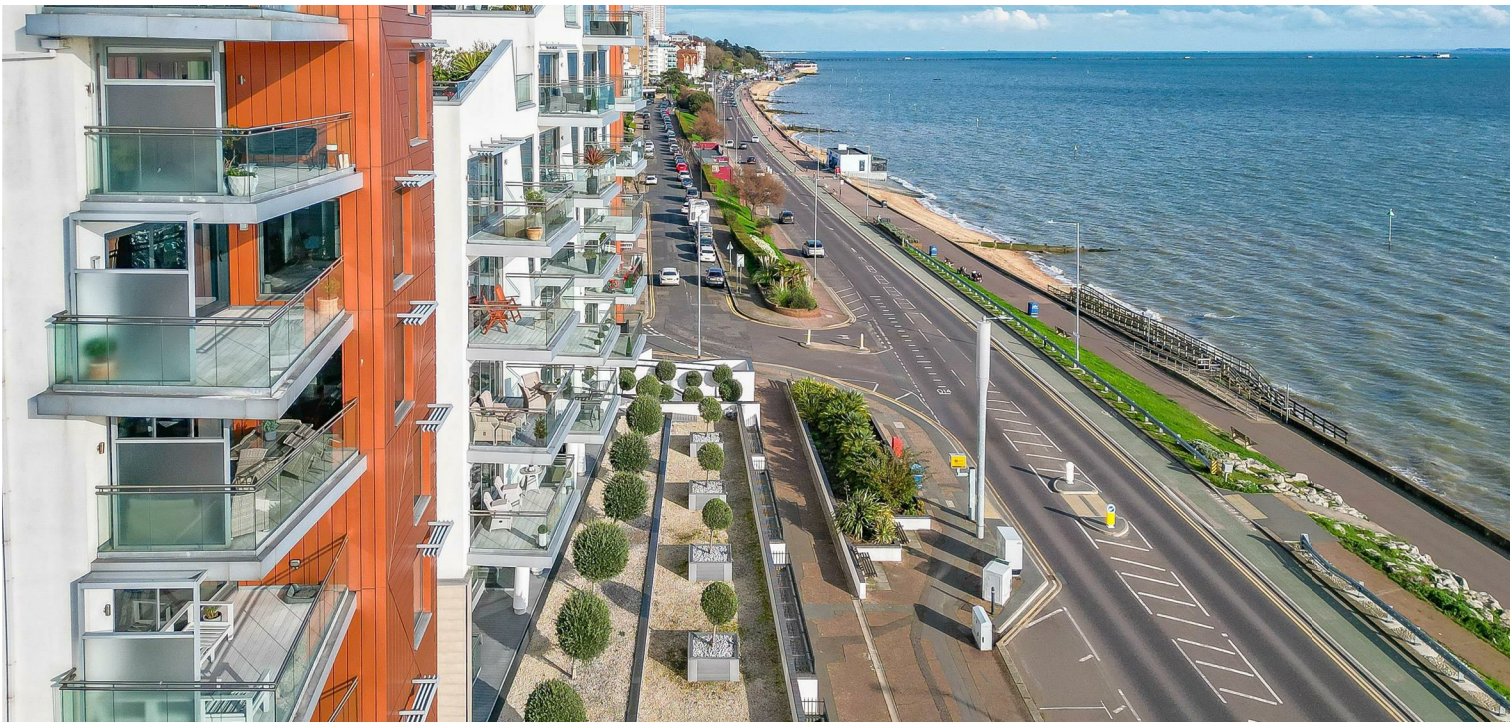
Thorpe Hall

Tenure

Freehold:

Annual Service Charge: £7,095.72







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 illustrative 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		
(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	

AGENTS NOTES: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. Floor plans are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

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