



FOR SALE

Grosvenor Court, The Leas, Chalkwell SS0 8ED

£320,000 Share of Freehold

- Spacious Lower Floor Flat
- 3 Double Bedrooms
- South Facing Patio & Garden
- Two Off Street Parking Spaces
- Chalkwell Seafront Location
- Versatile Accommodation
- Utility & Store Room
- Share of Freehold
- No Onward Chain
- Short Walk to Westcliff Station

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

appointmoor

Description

Fantastic double fronted lower ground floor apartment in the historic Grosvenor Court, a prominent and sought after building on the beautiful Chalkwell seafront. To the front of the apartment is a south facing patio with elevated sea views, wrap around front garden area laid to lawn with low wall flower beds and second paved patio with off street parking for 2 vehicles. Down the steps into the apartment there is a pleasant entrance hallway through to the versatile

accommodation. With large lounge/diner, galley kitchen, cloakroom, 3 double bedrooms - one internal with en-suite, one with room shower and one with en-suite, utility room and store room/study. Fully tiled throughout this property has great potential to become a stunning seafront residence. Just moments from the beach and a short walk to Westcliff rail station & local amenities, this property has a share of the freehold and is offered with no onward chain.

Entrance

Attractive patio area with steps down to double glazed front door, leading into tiled entrance hall with radiator and pendant light.

Kitchen

16'6 x 5'8 (5.03m x 1.73m)

Open door way from hall through to good size galley kitchen. Wall and base units with work surface and tiled splash backs, stainless steel 1 & 1/4 sink and drainer, tiled floor, radiator, spotlights and double glazed windows to side and front aspects. Wall mounted boiler, integrated double oven and 5 ring gas hob and space for fridge freezer.

WC

Door from hallway into cloakroom with tiled floor, radiator, obscure double glazed window to side, ceiling light and wood panel ceiling. Two piece suite of WC and vanity wash hand basin with storage cupboards.

Bedroom 1

21'7 max x 14'1 (6.58m max x 4.29m)

Door from hallway into front aspect bedroom with south facing double glazed windows and further high internal windows to internal bedroom two. Tiled flooring, two pendant lights, radiator, storage cupboard and tiled shower cubicle with electric shower, glazed half door and curtain.

Internal Bedroom 2

15'7 x 9'10 (4.75m x 3.00m)

Door from lounge into internal bedroom with tiled floor, radiator and pendant light. Single glazed window onto side aspect fire escape and two high windows into bedroom one. Door to en-suite.

En-Suite

15'7 x 5'11 (4.75m x 1.80m)

Large en-suite bathroom with tiled floor, double glazed window, spotlights and radiator. Four piece suite of panel bath, WC, vanity wash hand basin and shower cubicle with curved glass door.

Lounge

18'9 max x 15'1 (5.72m max x 4.60m)

Spacious and bright lounge with dining area. Tied floor, double glazed sash windows to front aspect, radiator, ceiling rose with light and fireplace. Door through to rear hallway.

Hallway

Tiled internal hallway with storage cupboard and doors off to rear accommodation.

Bedroom 3

15'7 x 14'4 max (4.75m x 4.37m max)

Rear bedroom with tiled flooring, radiator, spotlights and small, obscure double glazed window to rear. Obscure glazed door to fire escape. Door to en-suite.

En-Suite

Fully tiled en-suite shower room with extractor fan and double glazed obscure window. Three piece suite of WC, pedestal wash hand basin and shower cubicle.

Utility Room

11'1 x 6'7 (3.38m x 2.01m)

Great size utility room with tiled floor, range of wall and base units with work surface, stainless steel sink & drainer and space for washing machine and tumble dryer.

Study/Store Room

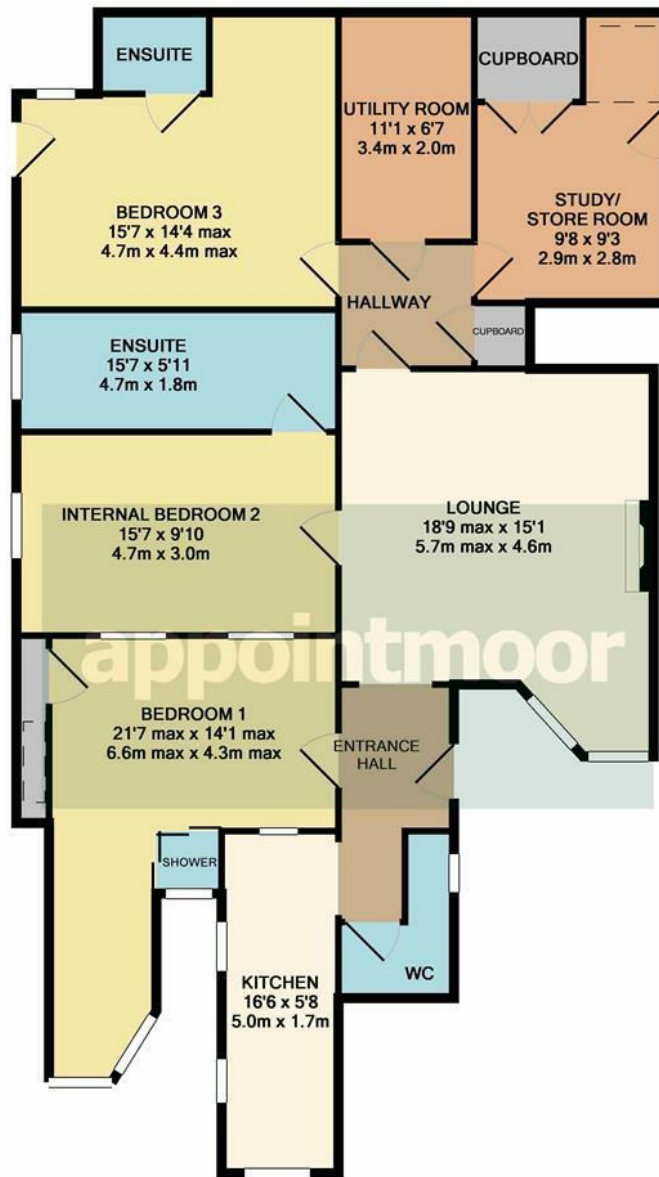
9'8 x 9'3 (2.95m x 2.82m)

Good size internal store room/study with concrete flooring, spotlights and built in storage cupboard with double doors. Door to fire escape.

Garden & Parking

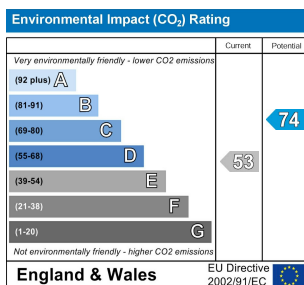
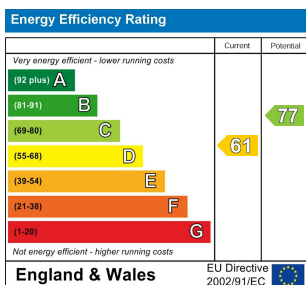
Great size south facing sun patio with access to wrap around lawn area with flower beds. Second patio to the other side of the main staircase offering parking space for two vehicles.





TOTAL APPROX. FLOOR AREA 1347 SQ.FT. (125.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix ©2019



AGENTS NOTES: Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. We therefore must advise any prospective purchaser employ their own, independent experts to verify the statements contained herein. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested. **VIEWINGS: BY APPOINTMENT ESTATES ONLY**

appointmoor

Appointmoor Sales 72 The Ridgeway,
Chalkwell, Westcliff-on-Sea, Essex, SSO 8NU
T. 01702 719 966 W. appointmoor.co.uk



facebook.com/appointmoor



twitter.com/appointmoor



linkedin.com/company/appointmoor