



FOR SALE

The Shore, The Leas Chalkwell SS0 8FF

£795,000 Leasehold

- Fourth Floor Two Bedroom Apartment
- South Facing Balcony
- Stunning Waterside Living
- Luxury Apartment Building
- High Specification Throughout
- Chalkwell Seafront Location
- Lift to All Floors
- Concierge Service
- Villeroy & Bosch Bathroom Suites
- Secure Underground Parking

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

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Description

Offered as a private resale this fourth floor two bedroom corner apartment is in an exclusive luxury building situated on the beautiful Chalkwell seafront. Contemporary neutral decor throughout offering open plan living. From the stunning lounge is a wrap around corner balcony, south facing affording generous views across the Estuary and beyond. The apartment

offers two double bedrooms with en-suite to master, four piece bathroom suite and bespoke modern kitchen. Currently owner occupied, this apartment has a wonderful homely ambience and additional touches including bespoke fitted storage to bedroom two.

The Shore

Waterside living at its finest. The Shore, located at the tranquil end of Chalkwell Seafront, offers exclusive modern contemporary living in an enviable beachfront location. Included in the luxury living complex is a ground floor reception area with concierge service, allocated parking in the secure underground car park, Opale colour video intercom, personal key fob entry system, communal bike racks, access to the residents' private gym and lift access to all floors. Each apartment has been designed with luxury comfort in mind and is complete with contemporary fitted kitchens including integrated Siemens & V-Zug appliances and bespoke Villeroy & Boch bathroom suites with Vado & Grohe chrome fittings.

Building Specifications

- CML compliant 10 Year Warranty (Build Zone).
- Mains controlled smoke detectors to all apartments.
- Brushed stainless steel and white switches and sockets.
- Ground floor reception area with lounge seating area.
- Concierge service.
- Secure underground parking with one allocated space.
- Opale colour video intercom.
- Personal key fob entry system.
- Multi-room broadband and TV points to all apartments.
- Communal gymnasium.
- Balcony/terrace area to all apartments.
- Lift access to all residential floors.

Square Footage

Internal - 1313 sq ft
External - 205 sq ft

Open Plan Living

28'6" x 30'10" (8.7 x 9.4)
Front door into entrance hallway with storage cupboard, doors to all rooms and double doors through to stunning south facing open plan living area.

The lounge has dual aspect full length double

glazed windows and door out to wrap around corner balcony with composite decking and brushed steel and glass balustrade. Neutrally decorated with wooden flooring, down lights and under floor heating. Open through to dining area with full length south facing window and through to contemporary fitted kitchen has ceramic tiled flooring, soft close wall and base units, granite work surface and high quality integrated appliances.

Master Bedroom

12'1" x 20'8" (3.7 x 6.3)

Spacious master bedroom, neutrally decorated with luxury carpet and fittings. Double glazed windows to side and front aspects and door to en-suite.

En-Suite

Fully tiled three piece suite comprising of wash hand basin, shower cubicle and WC.

Bedroom 2

10'9" x 15'8" (3.3 x 4.8)

Good size double bedroom with luxury carpet and fittings. Double glazed window to side aspect and a range of high quality fitted wardrobes.

Bathroom

Contemporary Villeroy & Boch white bathroom suite with Vado & Grohe chrome fittings. Ceramic tiled walls and flooring. Four piece suite of bath with chrome mixer taps, shower with glass screen, chrome mixer taps and wall mounted rain head shower, WC and wash hand basin.

Parking

Allocated parking space in secure underground car park.

Tenure

Leasehold - 200 years from 2016
Service Charge - £3,135.90 p/a
Ground Rent - £350 p/a
Council Tax Band - F





FOURTH FLOOR

141 sq m. 1518 sq ft

FLOOR KEY

Seventh Floor	
Sixth Floor	
Fifth Floor	
Fourth Floor	
Third Floor	
Second Floor	
First Floor	
Ground Floor	
Lower Ground Floor	



FLOOR AREA BREAKDOWN

Internal Floor Area
1313 sq ft

External Floor Area
205 sq ft

ROOM DIMENSIONS

Living = 8.7 x 9.4m
Master Bedroom = 3.7 x 6.3m
Bedroom 2 = 3.3 x 4.8m



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		82	84
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: 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 APPOINTMOOR ESTATES ONLY**



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