



# FOR SALE

## The Ridgeway, Westcliff-On-Sea SS0 8PX

£369,995 Share of Freehold

- First Floor Apartment
- Two Bedrooms
- South Facing Balcony
- Beautiful Estuary Views
- Lounge & Separate Kitchen
- Bathroom & En-Suite
- Modern Decor Throughout
- Parking Space to Front
- Opposite Chalkwell Station
- Share of Freehold

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

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## Description

Superb modern & tasteful two bedroom first floor apartment in a fantastic Chalkwell location! Located moments from the rail station and benefiting from a south facing balcony offering far reaching views across the Estuary and beyond. Well kept communal areas and allocated parking to front. The apartment offers a large lounge with bay window to front, two

bedrooms - the master with en-suite, separate kitchen and four piece bathroom. With contemporary neutral decor throughout and a share of freehold, viewing is highly advised.

### Entrance

Pleasant communal entrance area with secure entry phone system and stairs up to first floor. Front door into hallway.

### Hallway

Hallway with fitted carpet, radiator, skirting, picture rail and spotlights. Doors to all rooms.

### Lounge

17'10 into bay x 13'5 (5.44m into bay x 4.09m)  
Lounge to front aspect with large south facing double glazed picture bay window offering views across the Estuary. Modern neutral decor, fitted carpet, skirting & picture rail, ceiling rose with light fixture and chimney breast with contemporary electric fire.

### Kitchen

13'2 x 9'4 (4.01m x 2.84m)  
Fitted kitchen with a range of wall and base units with rolled edge work surface, tiled splash backs and a 1 & 1/4 stainless steel sink and drainer. Double glazed window to rear aspect, vinyl flooring, spotlights and integrated oven, hob and extractor fan. Space for washing machine, dishwasher and fridge freezer.

### Bedroom 1

12'1 x 10'5 (3.68m x 3.18m)  
Master bedroom to rear aspect with fitted carpet, fitted wardrobes, double glazed window to rear, skirting & picture rail, radiator and light fixture. Door to en-suite.

### En-Suite

Two piece en-suite comprising of WC and pedestal wash hand basin. Obscure double glazed window to side aspect, laminate flooring, light fixture and shaver point.

### Bedroom 2

9'4 x 8'7 (2.84m x 2.62m)  
Bedroom to front aspect with fitted carpet, radiator, skirting & picture rail, light fixture and double glazed window to side aspect. Double glazed door to front opening onto south facing balcony.

### Balcony

South facing balcony with tiled floor, metal railing and extensive views across the Estuary.

### Bathroom

10'7 x 5'10 (3.23m x 1.78m)  
Modern four piece bathroom comprising of WC, pedestal wash hand basin, corner shower cubicle with glass door and rain-head shower and oval bath with deck shower attachment. Two obscure double glazed windows to side aspect, chrome heated towel rail, light fixture and tiled floor.

### Parking

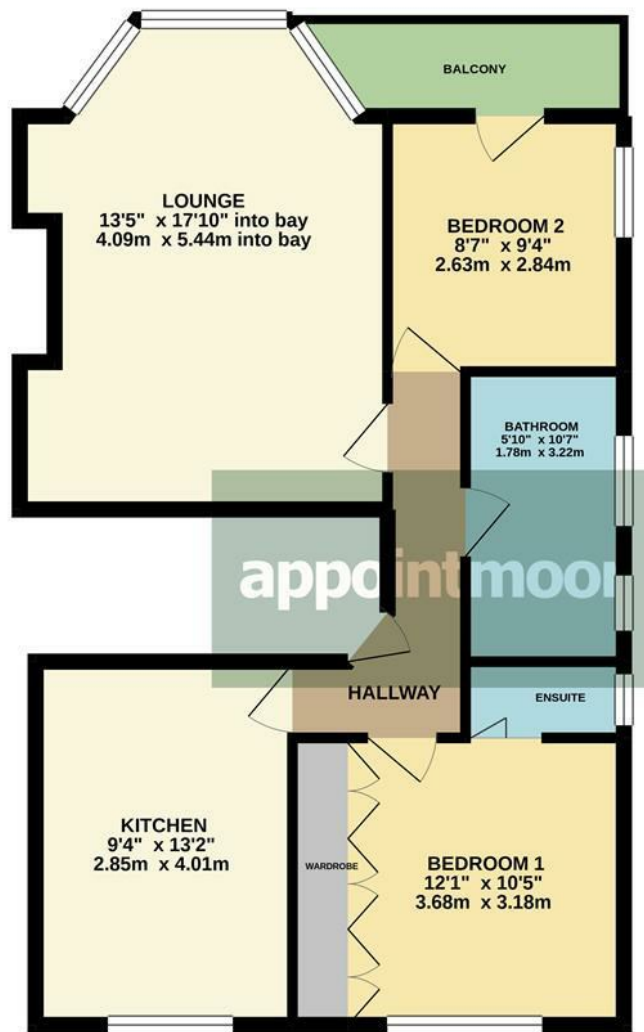
Allocated off street parking space to front.

### Tenure

Share of freehold.



FIRST FLOOR  
671 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA: 671 sq.ft. (62.4 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		69	79
England & Wales	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) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		67	81
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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