



# FOR SALE

**Waters Edge, Shorefield Road,  
Westcliff-on-Sea SS0 7RH**

Offers In Excess Of £280,000 Share of Freehold Council Tax Band - D

- First Floor Apartment
- Two Double Bedrooms
- Spacious Lounge with Estuary Views
- Modern Fitted Kitchen
- Three Piece Bathroom
- Neutral Decor Throughout
- Garage to Rear
- Moments from Seafrot
- Pleasant Communal Areas
- Short Walk to Station

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

**appointmoor**

## Description

Fantastic first floor apartment in the highly regarded Waters Edge, a purpose built block on an elevated Westcliff seafront position offering stunning sea views. This modern apartment is neutrally decorated throughout and offers a large lounge, contemporary kitchen and bathroom and two double bedrooms. With the added benefit of a garage to the rear of the block and a long lease. The building itself has a

secure entry phone system, pleasant communal gardens, residents parking and is a short walk from the seafront and rail station.

Situated just a stones throw away from the seafront this property is within a great location central to local amenities, a short walk to Westcliff Station offering you a direct route into the city! You are also within close proximity to restaurants and pubs.

### Entrance

Secure communal entrance with entry phone, stairs to first floor.

### Hallway

Hardwood front door into hallway with fitted carpet, coving & skirting, two pendant lights, storage cupboard and doors to all rooms.

### Lounge

16'11 x 11' (5.16m x 3.35m)

Spacious lounge with double glazed picture window to front aspect offering Estuary views and double glazed high windows to side aspect. Fitted carpet, coving & skirting, radiator and ceiling light.

### Kitchen

13'10 x 10'9 (4.22m x 3.28m)

Modern fitted kitchen with two storage cupboards - one housing water tank, double glazed window to rear aspect, vinyl flooring, spotlights and radiator. Range of white gloss wall and base units with beech work surface, subway tiled splash backs and 1 & 1/2 stainless steel sink and drainer. Integrated appliances include eye level oven, induction hob with extractor fan, fridge freezer and dishwasher.

### Bedroom 1

13'8 x 10'3 (4.17m x 3.12m)

Bedroom one has a double glazed window to the rear aspect, fitted carpet coving & skirting, radiator and ceiling light.

### Bedroom 2

13'7 x 7'11 (4.14m x 2.41m)

Bedroom two has a double glazed window to the rear aspect, fitted carpet coving & skirting, radiator and ceiling light.

### Bathroom

7'6 x 5'6 max (2.29m x 1.68m max)

Contemporary three piece suite comprising of WC, vanity wash hand basin and enclosed bath with deck shower attachment and over head rain-head shower with glass screen. Obscure double glazed window to side aspect, tiled floor, fully tiled walls, chrome heated towel rail and spotlights.

### Garage & Parking

Garage to rear of building & residents communal parking.

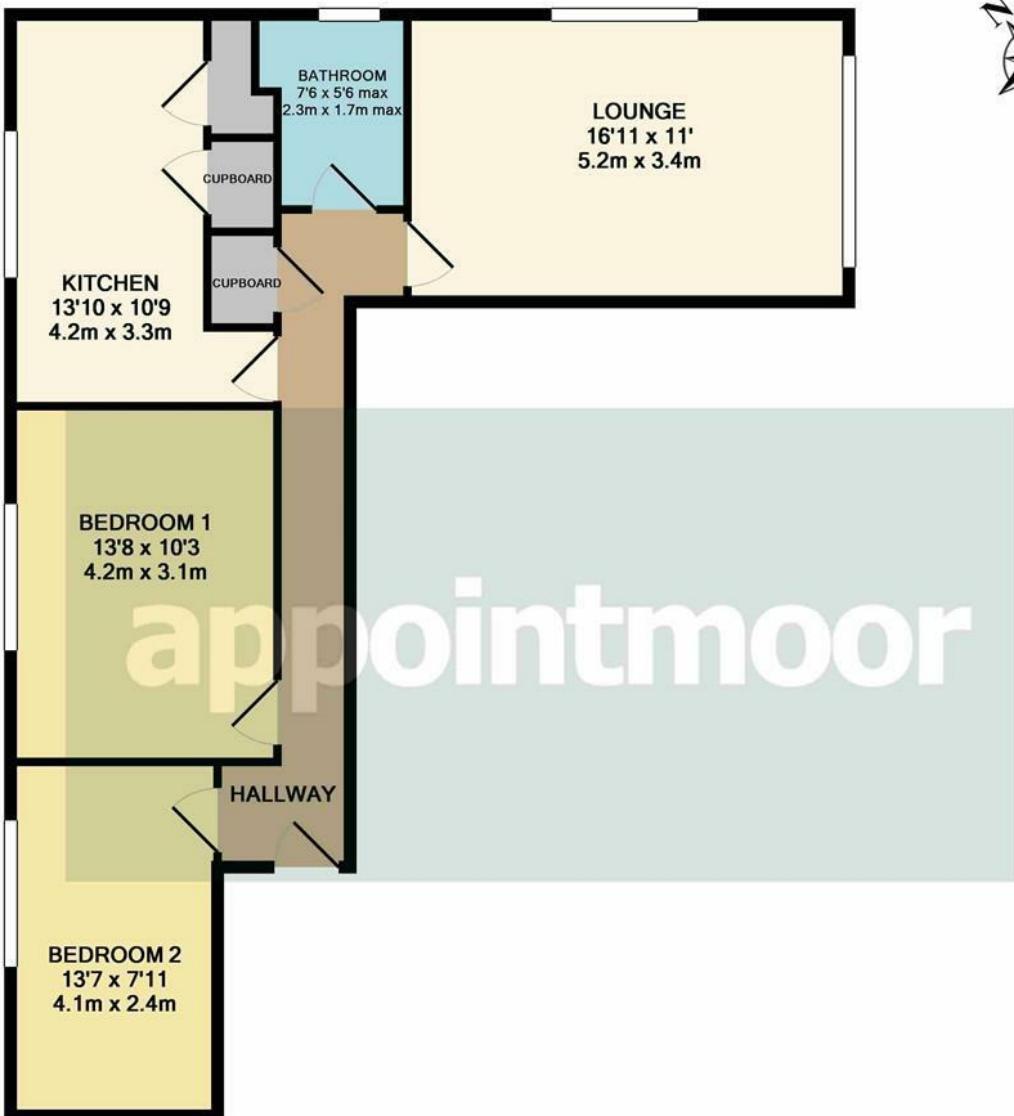
### Tenure

### Share Of Freehold

Lease has 140 years remaining.

The service charge is £220 pcm which includes £50 towards the Sinking Fund.





TOTAL APPROX. FLOOR AREA 713 SQ.FT. (66.2 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.

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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 <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		
England & Wales	EU Directive 2002/91/EC	

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**VIEWINGS:** BY APPOINTMOOR ESTATES ONLY

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