



# FOR SALE

## **The Shore, The Leas, Chalkwell SS0 8FF**

**£1,350,000   Leasehold**

- Luxury Chalkwell Seafront Apartment
- Fifth & Sixth Floor
- Private Front & Rear Balconies
- Roof Terrace with Orangery
- High Specification Throughout
- Bespoke Kitchen with Integrated Appliances
- Two Bedrooms with Dressing Room to Master
- Two En-Suites & Bathroom
- Two Allocated Parking Spaces
- Viewing Advised

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 unique apartment in the highly sought-after south block of The Shore is a must see property. Located on the top floor of this block with the benefit of a private roof terrace above, this luxury apartment has been upgraded to a very high specification throughout including bespoke kitchen, oak wood flooring, additional lighting and beautiful spiral staircase leading to the orangery and roof garden.

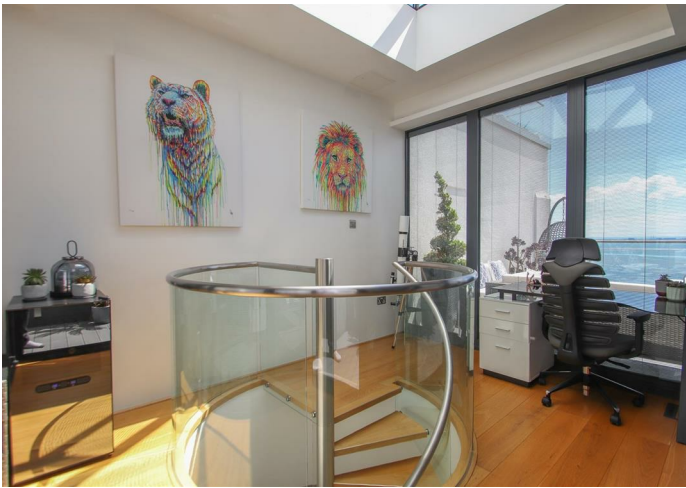
The apartment offers a spacious open plan living area with south facing balcony and luxury kitchen, master bedroom suite with dressing room and en-suite, second bedroom with balcony and en-suite, separate four

piece bathroom, ample storage including a Moylans fitted cloakroom cupboard and of course the stunning glazed orangery with roof lantern leading out the roof terrace. The apartment benefits from two allocated parking spaces in the secure underground car park.

Positioned at the tranquil Chalkwell end of the seafront just moments away from the beach. The Shore is close to fashionable Leigh Broadway's bars, restaurants and cafes as well as the quaint cobbled streets of Old Leigh. The modern apartment complex is complete with reception and concierge service, residents gymnasium, Opale colour intercom system, secure underground parking and lift to all floors.







## **The Shore Specifications**

Underfloor Heating  
Mains controlled smoke detectors to all apartments  
Ground floor reception area with lounge, wi-fi and concierge service  
Secure underground parking with allocated spaces  
Opale colour video intercom  
Personal key fob entry system  
24 hour CCTV monitoring communal halls, gardens and car park  
Multi room Broadband and TV points to all apartments  
Communal Gymnasium  
Balcony/Terrace area to all apartments  
Lift access to all residential floors  
Bespoke Villeroy & Boch bathroom suites with Vado & Grohe chrome fittings

### **Entrance**

Elegant communal entrance with video entry phone system and fob entry. Welcoming reception area with concierge service and lift and stairs to all floors.

### **Hallway**

Front door into hallway with wooden floor, recess lighting, custom coving lighting and large storage cupboards housing the water tank and media centre. Further custom built Moylans cloakroom cupboard with lighting. Doors to all rooms.

### **Open Plan Living Room**

Glazed double doors lead into the spacious open plan living area which has a lounge area with feature inset electric fireplace and full length picture window with electric blind, dining area with sliding patio doors and electric blinds to the south facing balcony and open plan kitchen area with breakfast bar. A bespoke spiral staircase leads up to a private roof terrace with orangery.

### **Kitchen**

Stunning modern kitchen with high gloss units, granite work surface with breakfast bar and an extra large sink with hot water tap and water filter. Integrated appliances include a V-ZUG coffee machine, V-ZUG steam oven and Euro induction hob, washer/dryer, dishwasher and fridge freezer. Tiled floor, recess lighting and under cupboard lights.

### **Orangery**

Spiral staircase from lounge leading up to a beautiful orangery with triple aspect full length glazed windows and inset electric blinds and feature roof lantern. Door leading out to roof garden.

### **Roof Terrace**

Stunning roof terrace offering front and rear seating areas, beautiful far reaching views across the Estuary and custom built storage cupboards.

### **Bathroom**

Ceramic tiled contemporary white bathroom suite with chrome mixer taps, chrome heated towel rail and recess lighting. Wall hung WC, wall hung vanity wash hand basin, bath and shower cubicle with rain head shower.

### **Bedroom 1**

Master bedroom suite with oak wood flooring, double glazed window to rear, feature textured wall, recess lighting and sound system. Door to en-suite and opening through to dressing room.

### **Dressing Room**

Third bedroom redesigned as a dressing room to the master suite with a range of deluxe gloss wardrobes and vanity unit with mirror, oak wood floor, double glazed window, recess lighting and sound system.

### **En-Suite**

Contemporary ceramic tiled en-suite comprising of wall hung WC, wall hung vanity wash hand basin and shower cubicle with rain head shower and glass door. Chrome heated towel rail, recess lighting, sound system and fitted storage cupboard.

### **Bedroom 2**

Bedroom with fitted carpet, feature textured wall, recess lighting, sound system and double glazed window to rear. Upgraded double doors out to a lovely rear balcony with composite decking and brushed steel and glass balustrade. Door to en-suite.

### **En-Suite**

Contemporary ceramic tiled en-suite comprising of wall hung WC, wall hung vanity wash hand basin and shower cubicle with rain head shower and glass door. Chrome heated towel rail, recess lighting and sound system.

### **Balconies & Terraces**

South facing balcony from living area, rear balcony from bedroom 2 and private roof terrace all with composite decking and brushed steel and glass balustrades.

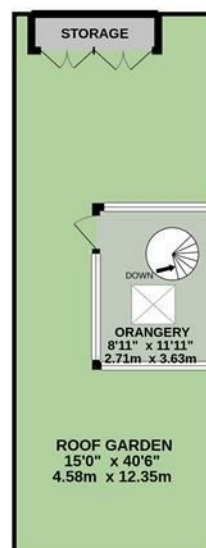
### **Parking**

Two allocated parking spaces in the secure underground car park.










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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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			


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**VIEWINGS: BY APPOINTMENT ONLY**

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