



FOR SALE

The Leas, Chalkwell SS0 8JB

Guide Price £425,000 Leasehold

- First Floor Apartment
- Stunning Estuary Views
- Private South Facing Balcony
- Two Double Bedrooms
- Spacious Lounge Diner
- Separate Fitted Kitchen
- Shower Room & Master En-Suite
- Garage & Allocated Parking Space
- Attractive Communal Garden
- Chalkwell Beach Location

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

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Description

Guide Price £425,000 - £450,000. Fantastic first floor apartment on Chalkwell seafront with superb south facing balcony affording uninterrupted views across the Estuary. This spacious apartment has high ceilings throughout, a large lounge diner with feature corner turret window, great size fitted kitchen, two double bedrooms - one with en-suite and one with direct access to the gardens, and separate shower room. With the additional benefit of a garage to the

rear and allocated parking space to the front. This stylish building overlooking Chalkwell beach houses five apartments and has well kept communal areas with Entryphone system and pleasant, well maintained communal gardens to the rear. Offered with a long lease, viewing of this property is highly advised.

Entrance

Front door into entrance porch and further hardwood door with secure entryphone system to communal hallway. Stairs up to first floor.

Hallway

Front door into hallway with fitted carpet, radiator and coving. Doors to all rooms.

Lounge Diner

Spacious south facing lounge diner with feature turret window and sliding doors out to private balcony. Fitted carpet, inset spotlights, coving and three radiators.

Balcony

Sliding double glazed door from lounge out to stunning private south facing balcony offering uninterrupted views across the Estuary and Chalkwell Beach. Tiled floor with glass and steel balustrade.

Kitchen

Good size kitchen with tiled floor, double glazed window to side offering Estuary views, inset spotlights, coving and fitted cupboard. Open hatch through to lounge. The kitchen has a range of wall and base units with rolled edge work surface, tiled splash backs and stainless steel sink & drainer. Integrated oven, hob & extractor and space for fridge freezer, washing machine and dishwasher.

Shower Room

Fully tiled three piece suite comprising of WC, wash hand basin and shower cubicle with glass door. Inset spotlights and chrome heated towel rail.

Bedroom 1

Master bedroom to rear aspect with fitted carpet, two double glazed windows overlooking the communal gardens, two radiators and coving. Door to en-suite.

En-Suite

Three piece en-suite bathroom comprising of WC, vanity wash hand basin and large corner whirlpool bath. Fully tiled with double glazed window to side, chrome heated towel rail, coving and inset spotlights.

Bedroom 2

Bedroom to rear aspect with fitted carpet, fitted wardrobes, radiator, coving, spotlights and double glazed window. Double glazed door leading to steps down to communal gardens.

Garage & Parking

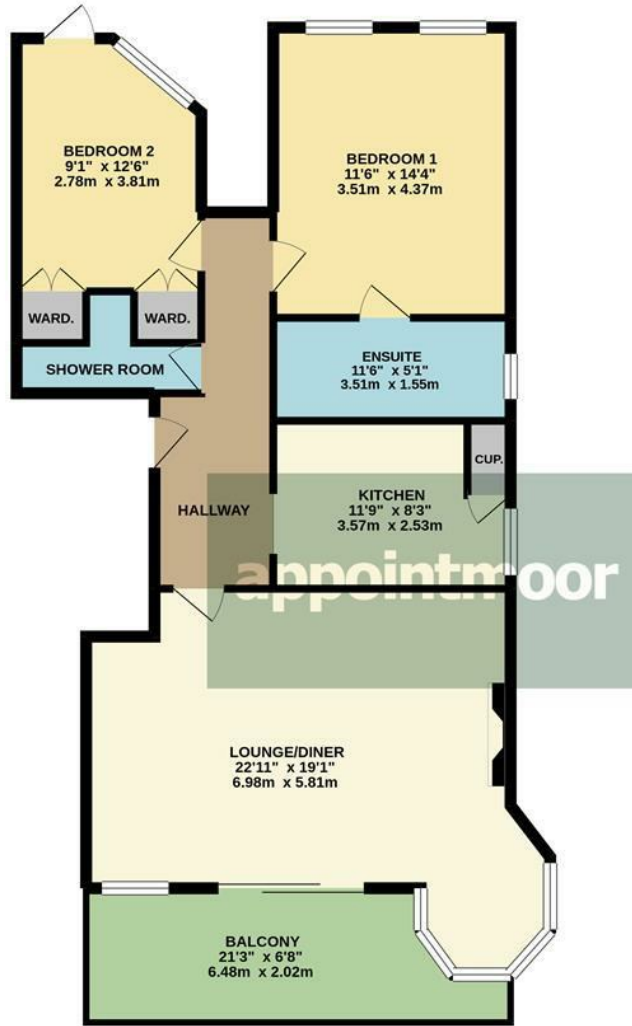
One allocated parking space in residents car parking to front of building and garage in a block to the rear with access from Crowstone Avenue.

Communal Gardens

Beautifully kept pleasant rear gardens with lawn areas and borders.



FIRST FLOOR
891 sq.ft. (82.7 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.7 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) 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			
		70	81
England & Wales	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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