



Waterside living at its finest

[www.theshorewestcliff.com](http://www.theshorewestcliff.com)

**appointmoor**

01702 719 966

# Waterside living at its finest

The Shore is an exclusive and highly anticipated collection of apartments, offering modern contemporary living within an enviable waterside setting.







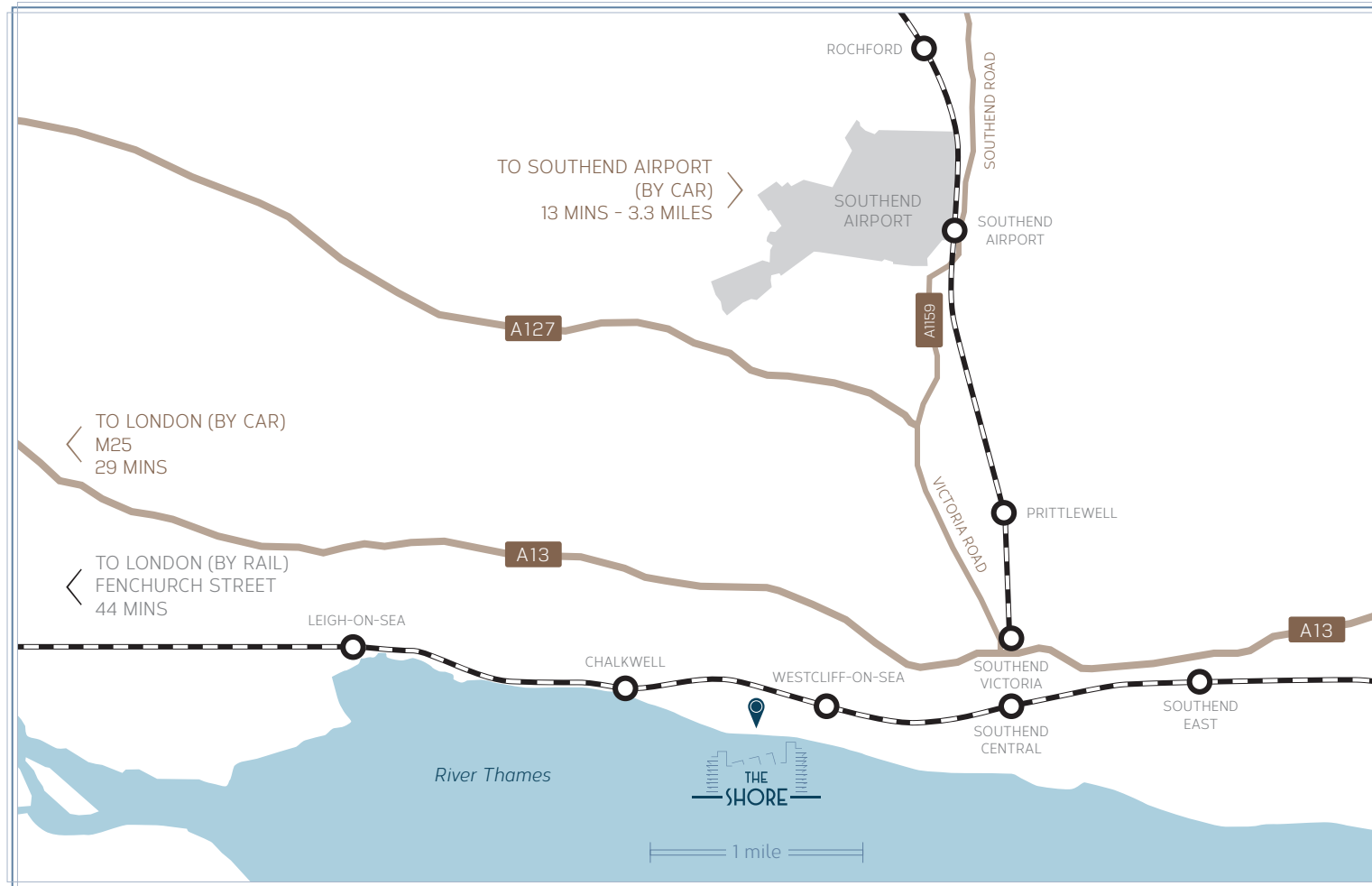


Positioned toward the tranquil Chalkwell end of the seafront but within reach of Southend's trendy restaurants and seaside cafés.





# LOCAL CONNECTIONS



## TRAVELLING

### By Road

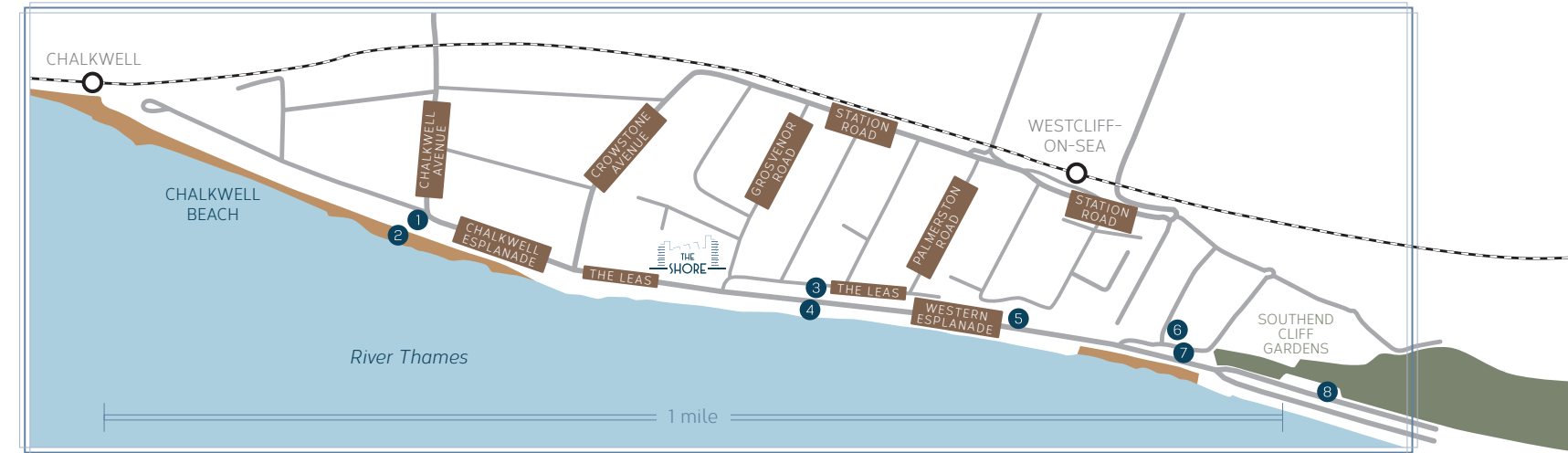
Westcliff Railway Station - 0.4 miles  
 Chalkwell Railway Station - 0.6 miles  
 Southend Central Railway Station - 1.3 miles  
 Southend Victoria Railway Station - 1.6 miles  
 Southend Pier - 1.4 miles  
 Southend High Street - 1.4 miles  
 Leigh Broadway - 1.5 miles  
 Canary Wharf - 35 miles  
 Central London - 38 miles

### By Rail

Commuter trains to London Fenchurch Street & London Liverpool Street run regularly from Chalkwell & Southend Victoria Stations, taking as little as 46 minutes to reach Central London.



# LOCAL ATTRACTIONS



- 1 TIDES OF CHALKWELL
- 2 THE CROWSTONE
- 3 TOULOUSE RESTAURANT
- 4 THE BEACH HUT
- 5 OYSTER CREEK KITCHEN
- 6 FLYING PASTA
- 7 THE ARCHES
- 8 ROSSI'S

## LOCATION

Being positioned right on the waterfront, there is a wide range of restaurants, bars and bistros to choose from. Just 0.5 miles east along the seafront you will find The Beach Hut, Oyster Creek Kitchen and Toulouse Restaurant. Further along you are greeted by the traditional seaside fare of sandy beaches, Southend Pier, The Cliff Lift and Rossi's Ice Cream Parlour.

Bustling Southend Town Centre, occupied by some of the UK's biggest high street stores, is located to the north east whilst Leigh Broadway, popular for its trendy bars, bistros and boutiques, is 1.5 miles north west, with the charming fishing town of 'Old Leigh' at the bottom of the hill.



THE  
LOCATION

THE  
BUILDING











Balconies and terraces are the platform from which to take in the breathtaking estuary and townscape views.



Apartments are well afforded in proportion and specification, superbly designed to offer contemporary open-plan living, whilst providing a warm, homely ambience.









# OUTLINE SPECIFICATION



## GENERAL

- 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.

## HEATING

- Mains gas boiler with pressurised cylinder feeding under floor heating throughout.
- Chrome heated towel rails to bathrooms and en-suites.

## FLOOR AND WALL FINISHES

- Twist pile carpeting to bedrooms.
- Solid wood flooring to halls and lounge.
- Ceramic tiled floors to kitchens, bathrooms and en-suites.
- Walls finished with white matt emulsion.
- Woodwork to be finished in white or grey satin.

## BALCONIES AND TERRACES

- Composite decking.
- Brushed steel and glass balustrade.

## KITCHEN

- Contemporary fitted kitchen.
- Soft close two-tone doors.
- Integrated appliances:
  - V-ZUG Oven
  - V-ZUG Coffee Centre
  - Euro Induction Hob
  - SIEMENS - Washer/dryer
  - SIEMENS - Dishwasher
  - SIEMENS - Fridge
  - SIEMENS - Freezer
- Granite worktops.

## BATHROOM

- Contemporary Villeroy & Boch white bathroom suite with Vado & Grohe chrome fittings.
- Wall hung W.C. with inset push flush system.
- Wall hung wash hand basin inset to drawer unit.
- Bath with chrome mixer taps and shower with clear glass shower screen, chrome mixer taps and wall mounted rain head shower.
- Ceramic tiled walls and flooring.

## SERVICES

- Independent private drainage system to each property.
- Mains electricity and water.



Waterside living at its finest

[www.theshorewestcliff.com](http://www.theshorewestcliff.com)

**appointmoor**

01702 719 966