



# FOR SALE

## The Leas, Chalkwell SS0 8FF

Offers In Excess Of £625,000   Leasehold - Share of Freehold   Council Tax Band - F

2  2  1  1065.63 sq ft

- Prime Chalkwell Seafront Location
- Stunning Open Plan Living Space
- Dual Balconies With One Offering Sea Views
- Modern Kitchen With Integrated Appliances
- Two Spacious Double Bedrooms One With En-Suite
- Luxurious Four Piece Bathroom
- Two Allocated Secure Underground Parking Spaces
- Residents Gymnasium And Concierge Service
- Walking Distance To Chalkwell And Westcliff Train Stations
- Walking Distance To Local Amenities Such As Restaurants And Cafes

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

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## Description

Light-filled and immaculately presented, the interior offers a harmonious blend of space, style, and functionality. The open-plan living arrangement flows effortlessly between lounge, dining, and kitchen areas, framed by dual balconies that invite natural light and sea air inside. Thoughtfully designed bedrooms and luxurious bathrooms elevate everyday living into a refined coastal retreat.

Externally striking and impeccably maintained, the building delivers both security and lifestyle convenience. Secure underground parking for two vehicles, CCTV surveillance, and a residents' gym provide comfort and peace of mind, while elegant communal spaces served by a lift and a part-time concierge introduce an added layer of exclusivity. This is coastal apartment living with a distinctly premium edge.

Set directly on Chalkwell Seafront, the location perfectly balances seaside tranquillity with urban accessibility. Enjoy leisurely walks to local eateries, cafés, and boutiques, alongside effortless commuting via nearby mainline stations. With beautiful parks and open green spaces close by, this is a location that truly caters to both relaxation and connectivity.

## Measurements

Open Plan Living Room  
8.30m x 7.10m (27'2" x 23'3")  
Bedroom 1  
3.20m x 4.50m (10'5" x 14'9")  
Bedroom 2  
3.00m x 4.50m (9'10" x 14'9")

## Interior

Step inside to discover a beautifully curated open-plan living space that effortlessly impresses. The generous living layout accommodates a stylish space for a lounge and dining area which free flows into a sleek modern kitchen complete with integrated appliances, creating a seamless and refined aesthetic. Dual balconies positioned on either side of the living space invite an abundance of natural light through expansive glass sliding doors, enhancing the sense of openness throughout. The east-facing balcony is a particularly special retreat, offering the perfect setting to enjoy peaceful mornings, sea views, and refreshing coastal breezes. Both bedrooms, also offering sea views, are well-proportioned double rooms, with bedroom 1 enjoying the luxury of a modern en-suite shower room. Completing the interior is a striking four-piece suite bathroom, fully tiled in an elegant dark grey finish and featuring a large shower, bath, WC, and hand basin for both style and practicality.

## Exterior

The building itself is an architectural statement, instantly impressive and standing proudly along the seafront. Residents benefit from two allocated secure underground parking spaces,

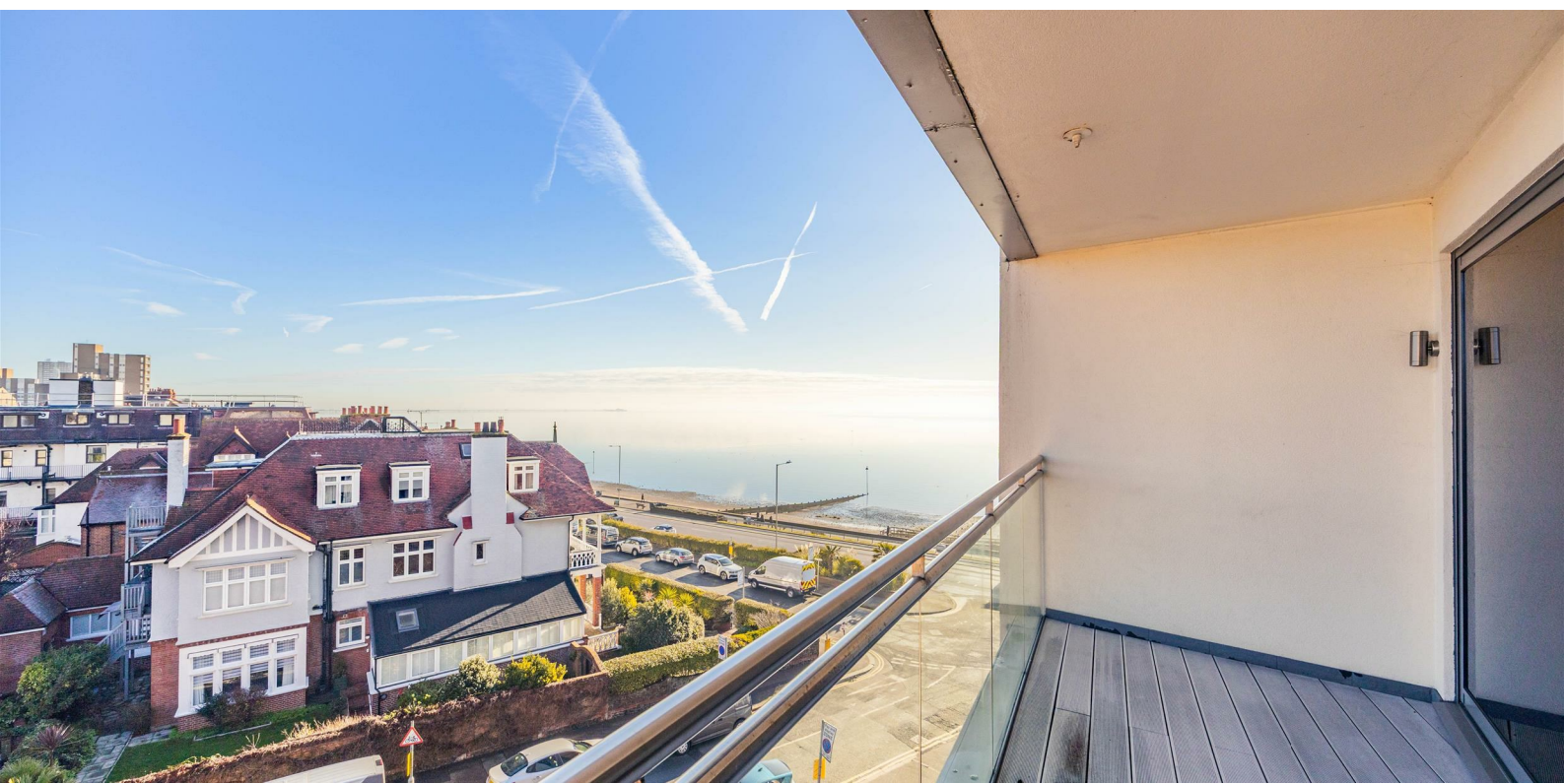
complemented by 24-hour CCTV surveillance for complete peace of mind. For those with an active lifestyle, a well-equipped residents' gymnasium is available, with sophisticated communal areas, enhanced by lift accessibility to all floors and the convenience of a part-time concierge service, all compile to create a touch of luxury to everyday living.

## Location

Perfectly positioned on Chalkwell Seafront, this exceptional apartment enjoys immediate access to a vibrant coastal lifestyle. A short stroll leads to an array of renowned restaurants, shops, charming cafés, and traditional ice cream parlours. Chalkwell and Westcliff stations are both within walking distance, offering direct links to London, while Chalkwell Park is just a short drive away, providing expansive green spaces for relaxation and outdoor pursuits. All round, an enriching environment you'd be glad to call home.

## Tenure

Share Of Freehold  
Years remaining on Lease: In excess of 900  
Annual service charge (which includes internet): £5000







# E14

## FOURTH FLOOR

115 sq m 1237 sq ft

### FLOOR KEY



### FLOOR AREA BREAKDOWN

Internal Floor Area  
1076 sq ft

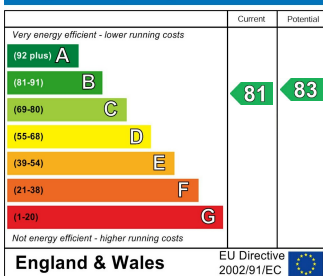
External Floor Area  
161 sq ft

### ROOM DIMENSIONS

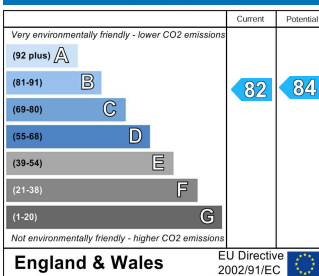
Living = 8.3 x 7.1m  
Master Bedroom = 3.2 x 4.5m  
Bedroom 2 = 3.0 x 4.5m



### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



**AGENTS NOTES:** Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. Floor plans are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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