



# FOR SALE

## Grosvenor Court, The Leas, Chalkwell SS0 8ED

£425,000 Leasehold - Share of Freehold

- Chalkwell Seafront Apartment
- 2 Double Bedrooms
- Spacious Accommodation
- South Facing Balcony
- Original Fireplaces & Features
- Modern Bathroom & Kitchen
- Charming Historical Building
- Share of Freehold
- Convenient for Station
- Beautifully Presented Throughout

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

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## Description

Fantastic 2 double bedroom first floor apartment in the impressive Grosvenor Court, a character building on the Chalkwell seafront rich in history and style. The apartment offers spacious accommodation throughout with superb high ceilings, original fireplaces and feature stained glass windows. A beautiful entrance hallway leads into a large lounge to the front with bay window and access to the south facing balcony with Estuary views. Stylish modern

kitchen, two large double bedrooms with fitted storage and spacious three-piece bathroom with door to fire escape and small balcony space. The property includes a share of freehold. Grosvenor Court is situated on The Leas in Chalkwell, a prominent and popular seafront position just a short walk from rail stations and local amenities.

### Entrance

Double front doors into communal hallway with stairs leading to first floor. Front door into hallway.

### Hallway

Spacious hallway with ornate coving cornice, picture rail and feature fireplace. With entry phone system, radiator and wooden flooring.

### Lounge

21'8 x 19'5 (6.60m x 5.92m )

Feature turret bay window plus double glazed doors leading out onto balcony both offering extensive Estuary views. Beautiful panelled ceiling, ceiling rose, ornate coving cornice and picture rail. Feature fireplace with stone hearth. Two radiators, power points & fitted carpet.

### Kitchen

12'4 x 9'9 (3.76m x 2.97m)

Beautiful feature stained glass windows to side aspect, ornate coving cornice and picture rail. Modern wall & base units and breakfast bar with complimentary straight edge work surfaces, sink & drainer and tiled splash backs. Integrated oven & hob with extractor, space for fridge freezer, washing machine & dishwasher. Brushed chrome power points & wood effect laminate flooring.

### Bedroom 1

16'7 x 17'7 (5.05m x 5.36m)

Sash window to rear aspect fitted wardrobes and fitted carpet. Ornate coving cornice, ceiling rose and feature cast iron fireplace with wooden surround.

### Bedroom 2

12'0 x 15'9 (3.66m x 4.80m)

Bay sash window to rear aspect. Ornate coving cornice, ceiling rose, picture rail, feature fireplace & mirrored fitted wardrobes. Radiator, power points & fitted carpet.

### Bathroom

Large modern bathroom with obscure sash window to side aspect. Coving cornice, P shaped bath with shower screen, vanity style wash hand basin, low level WC. Part tiled walls & tiled flooring. Exit door to fire escape with small balcony space ideal for the late evening sun.

### Tenure

Share of Freehold

Service charge - £60 PCM





Total Approximate Floor Area  
1120.41 sq. ft  
(104.09 sq. m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	74
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	71
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**AGENTS NOTES:** Appointment 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 APPOINTMENT ESTATES ONLY**

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