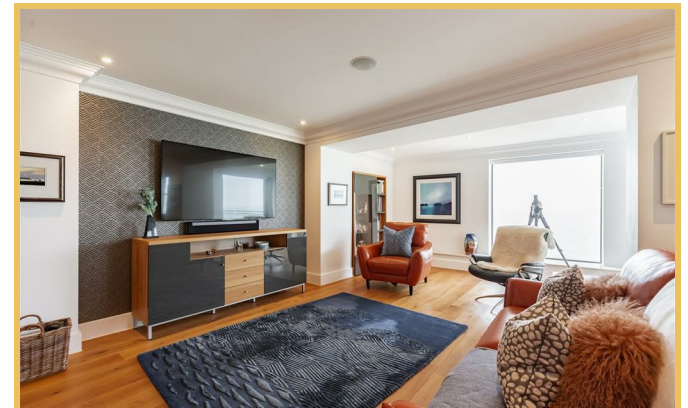




The Leas , Westcliff-on-Sea SS0 8FF

- FABULOUS THREE DOUBLE BEDROOMS
- STUNNING VIEWS ACROSS THE ESTUARY
 - DESIRABLE WEST WING POSITION
 - PRIVATE LIFT ACCESS
- SECURED UNDERGROUND PARKING
- THREE BATHROOMS INCLUDING TWO EN-SUITES
 - SHARE OF FREEHOLD
- ON SITE CONCIERGE & GYM
- SOUTH FACING BALCONY
- EXCELLENT LOCATION & IN WALKING DISTANCE OF WESTCLIFF STATION

Offers Over £1,000,000 Share of Freehold





Location

Hair & Son are proud to showcase this stunning three bedroom seafront apartment located in an enviable position at the end of Chalkwell Esplanade, in the highly regarded 'Shore development'.

This stunning apartment is situated in the highly desirable 'West Wing' of 'The Shore' on the first floor. It features direct private lift access into a large hallway which makes for an ideal space for storage, this is also where you get the first glimpse of the stunning sea views that the property has to offer.

As you are welcomed in to the apartment you are immediately greeted with the space and size on offer which can only be fully appreciated with an internal viewing.

The spacious accommodation comprises of an open-plan area consisting of a lounge, dining room and the sleekly designed modern kitchen with all integrated appliances, which all seamlessly blends into one providing a fantastic space for dining, relaxation and entertainment. The large south facing balcony provides panoramic views across the estuary, allowing for enjoyment on sunny days with friends and family.



This home is boasting three double bedrooms, two including luxury en-suite bathrooms and a stylish and contemporary four piece family bathroom and also benefits from underfloor heating system throughout.

This Shore apartment has been meticulously designed with contemporary and comfort living at its forefront, allowing for the highest standard of luxury living. This is further complimented with its enviable location, from a stones throw away to the beach and local restaurants to being a walking distance away from Westcliff Train Station with its direct links to London Fenchurch Street which further enhances your lifestyle needs with its super convenient location.

LIFT ENTRANCE ACCESSING:

Opale colour video intercom and personal key fob entry system.

ENTRANCE HALL

35'6" x 8'7"

Accessed via private lift entry, tiled flooring, double glazed window to the front, fitted storage cupboards.

LOUNGE / DINER

29'3" x 27'0"

Solid wood flooring, double glazed windows to the front with sliding patio doors, Smooth ceiling with spotlights, built-in sound system.

KITCHEN

15'8" x 9'4"

Contemporary fitted kitchen with integrated appliances including: Fridge freezer, oven, dishwasher, washer and dryer, induction hob with extractor hood, granite worktops, ceramic tiled flooring, white matt emulsion finished walls, smooth ceiling with spotlights.

SOUTH FACING BALCONY

A private south facing balcony accessed via sliding doors, with sensational sea views. Finished with composite decking with brushed stainless steel and glass balustrade. The balcony also incorporates lighting which perfectly illuminates this space.

INNER HALLWAY

MASTER BEDROOM

19'10" x 12'9"

Twist pile carpet laid to floor, double glazed window to the rear and side elevation, smooth ceiling with spotlights and built-in sound system.

EN-SUITE

Tiled floor. Fully tiled walls. Luxury three piece suite comprising wall hung WC, double basin and walk in shower cubicle with fitted screen and rain head shower. Chrome heated towel rail. Smooth painted ceiling. Spot lights.

BEDROOM TWO

19'0" x 9'10"

Double glazed window to rear elevation, twist pile carpet laid to floor. Door to ensuite. Smooth painted ceiling. Spot lights. Built-in sound system.

EN-SUITE.

Modern three piece bathroom suite comprising of a wall hung WC with inset push flush system, wash hand basin and walk in shower cubicle with glass screen and rain head shower. Chrome heated towel rail. Smooth painted ceiling with spot lights. Double glazed window to the side elevation.

BEDROOM THREE

15'8" x 7'10"

Double glazed window to rear. Laminate flooring. Smooth painted ceiling. Spot lights. Built-in sound system.

FAMILY BATHROOM

Ceramic tiled flooring and fully tiled walls. A luxury four piece suite comprising wall hung WC with inset push flush system, wash hand basin, fitted bath with chrome mixer taps and shower cubicle with glass screen and rain head shower. Chrome heated towel rail. Smooth painted ceiling. Spot lights. Built-in sound system.

THE SHORE EXCLUSIVE BENEFITS

Mains controlled smoke detectors to all apartments
 Brushed stainless steel and white switches and sockets
 Ground floor reception area with lounge seating and WI-FI
 Concierge service
 Secure underground parking with one allocated space
 Opale colour video intercom
 Personal key fob entry system
 24 hour CCTV monitoring communal halls, gardens and car parks
 Multi-room Broadband and TV points to all apartments
 Communal Gymnasium

TENURE

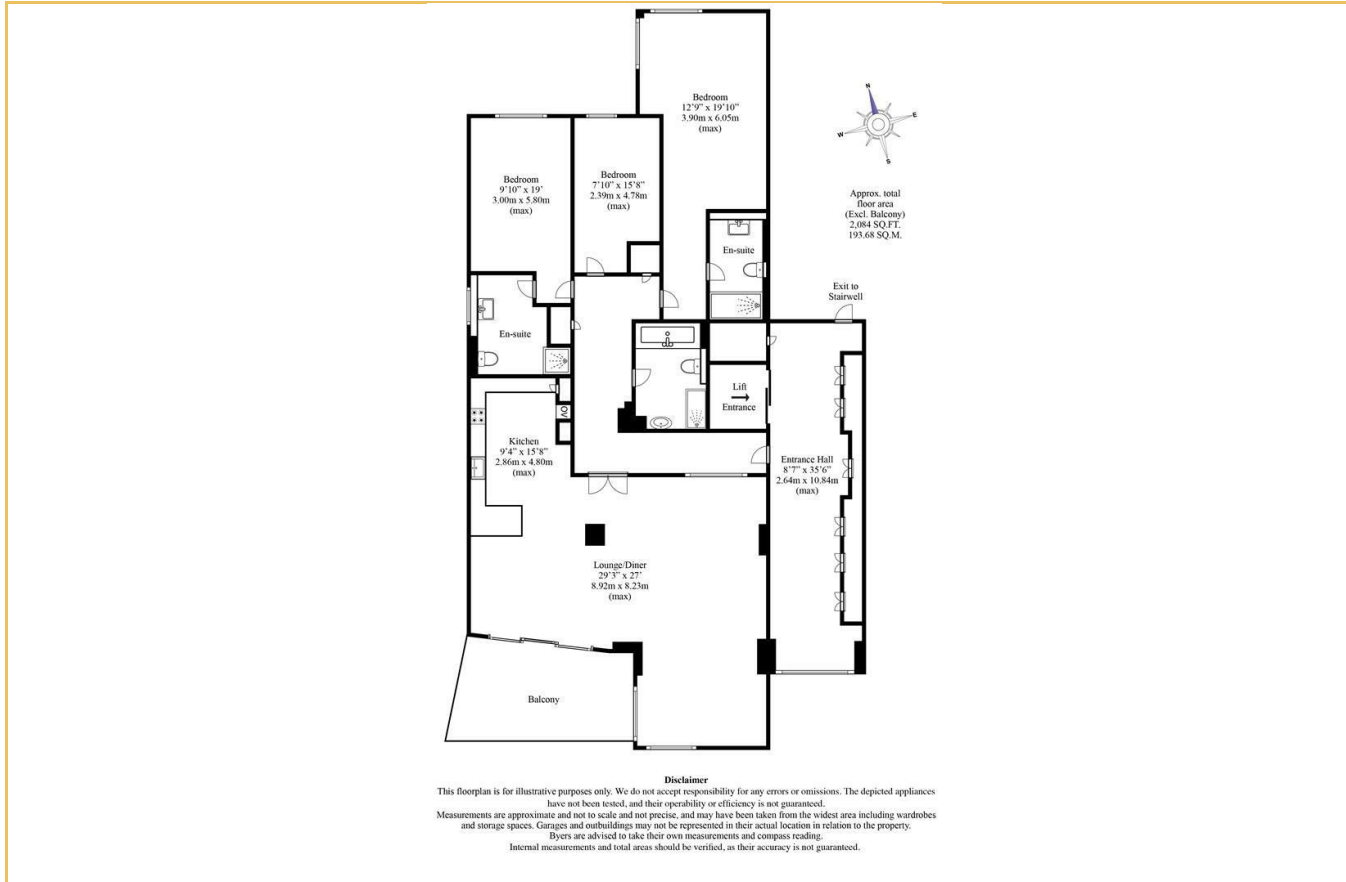
SHARE OF FREEHOLD
 LEASE - 999 YEARS REMAINING
 SERVICE CHARGE £6271.23 PER ANNUM
 COUNCIL TAX BAND G
 EPC RATING B

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.

Pursuant to Section 21 of the Estate Agent Act 1979, we would advise all interested parties that the owner of this property is related to an employee of Hair & Son LLP.



Local Authority **Southend on Sea Borough Council**
 Council Tax Band **G**
 EPC Rating **B**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.