



THE LEAS, WESTCLIFF ON SEA
£1,500,000 SHARE OF FREEHOLD

A UNIQUE MASONETTE WITH ROOF TERRACE WITH SPECTACULAR VIEWS OVER THE ESTUARY

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DESCRIPTION:

Winkworth Estate Agents are delighted to offer for sale this fabulous apartment, occupying the third and fourth floor of this unique property with spectacular vista over the estuary.

The spacious accommodation extends to approximately 210 square meters and includes a private reception hall with secure lift access, a wonderful living/dining area with stunning views, 4 bedrooms, 2 bathrooms a south facing balcony as well as a roof terrace with far reaching views.

The property benefits from a secure parking, and a double garage accessed via private gates and is located close to Chalkwell Station, providing easy access to the city as well as being a stones through from the beach.

Accommodation Details

Access to the property is via glazed doors leading to reception hall with lift and stair access to all floors.

Hallway

Fitted carpet, light fittings doors leading to living accommodation, bedroom, master bedroom, cloakroom and utility room, stairs rising to fourth floor.

Dining Area 21'64 x 11.10"

Double doors, fitted carpets, double glazed windows to front and side aspect, fitted curtains wall lights, inset ceiling lights, radiator.

Lounge 21'64" x 11'01"

Double glazed sliding doors leading to balcony, double glazed bay window, fitted curtains, fitted carpets, radiators, wall lights, inset ceiling lights, radiator. Door leading to kitchen.

Kitchen 13'02" x 9'89"

Double glazed windows to front and side aspect, tiled flooring, fully tiled walls, fitted with a range of floor and wall mounted cupboards and drawers, inset sink and drainer with mixer tap, gas hob and oven, dishwasher, fridge and freezer.

Bedroom One 15'5" x 14'4"

Double glazed windows to side and rear aspect, fitted curtains to remain, fitted carpets, radiator fitted wardrobes and drawer units, inset spot lights, radiator, door leading to: -

En-Suite 7'16" x 6'7"

Obscure double-glazed window to rear aspect, tiled floor and walls, inset spot lights, heated towel rail, bath with shower over, low level wc, pedestal wash basin.

Utility Room 7'09" max x 6'83" max.

WC

Wc and wash hand basin.

Stairs rising to top floor landing and accommodation.

Bedroom Two 13'4" x 11'2"

Double glazed windows to side and rear aspect, fitted curtains to remain, fitted carpets, radiator fitted wardrobes, inset spot lights

Bedroom Three 13'7" x 11'73"

Double glazed windows to rear aspect, fitted curtains to remain, fitted carpets, radiator fitted wardrobes, pendant light fittings.

Bedroom Four 12'92" x 10'51"

Double glazed windows to side aspect, sliding patio doors leading to roof terrace, fitted blinds to remain, fitted carpets, radiator fitted wardrobes, pendant light fittings.

Bathroom

Obscure double-glazed window to front aspect, tiled floor and walls, bath with shower over, low level wc, pedestal wash basin, heated towel rail.

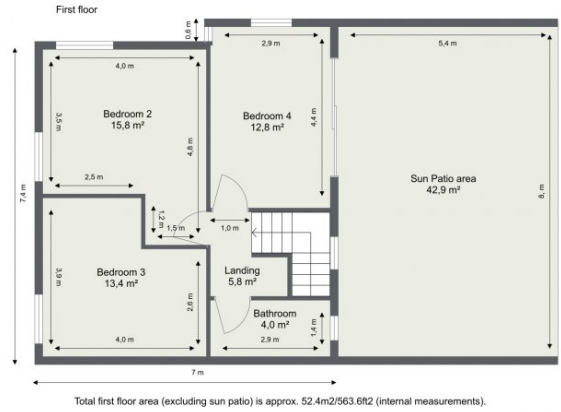
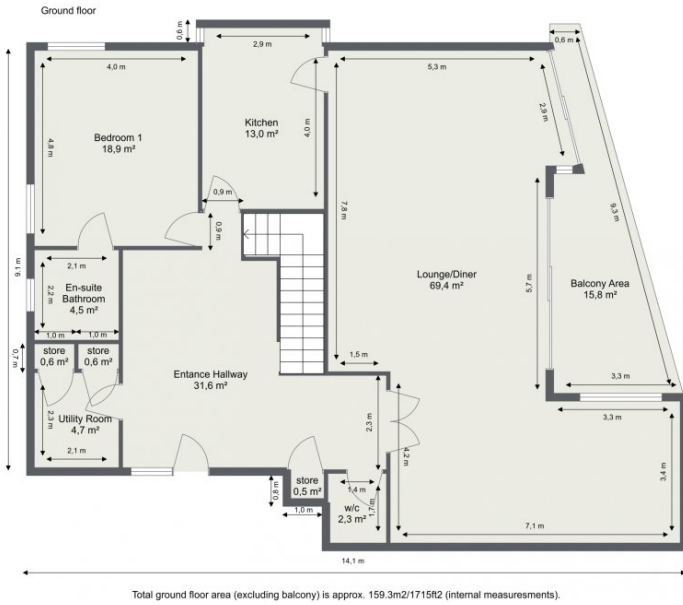
Exterior

Roof terrace

This roof terrace has one of the best outlooks we have seen with views of the Estuary over the pier and the windfarms to the east and Canary Wharf to the West. The terrace is fitted with flexible composite decking.



Flat 3 Stangate 1 the Leas Westcliff on Sea Essex SS0 7SZ



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Share of Freehold

Service Charge: tba

Ground Rent: tba

Council Tax Band: G

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-58) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	70
Potential	80
England, Scotland & Wales	EU Directive 2002/91/EC

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