

The Leas, Westcliff-On-Sea Offers in excess of £675,000

- UNPRECEDENTED SEA VIEWS - STUNNING APARTMENT - ACCOMMODATION OVER THREE FLOORS - THREE BEDROOMS - SITUATED ON WESTCLIFF SEAFRONT - EN-SUITE TO TWO BEDROOMS - TWO BALCONIES - SHARE OF THE FREEHOLD PERIOD FEATURES - MODERN KITCHEN WITH INTEGRATED APPLIANCES - WITHIN A SHORT WALK OF THE MAINLINE STATION - NO ONWARD CHAIN - THIS IS A MUST VIEW - CALL 01702 710555 FOR MORE INFORMATION -

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
46	57	41	50
<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>		<p>EU Directive 2002/91/EC</p> <p>England & Wales</p>	

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**Call to arrange your viewing today
01702 710555**



Double glazed sash windows to front and side with stunning seaviews. Coved ceiling. Built-in mirrored wardrobes. Two radiators. Door to:

En-Suite Bathroom
Circular window to bedroom. Coved ceiling. Three piece white suite comprising: Sunken bath with tiled surround, pedestal wash hand basin and w.c. Chrome towel radiator. Tiled walls and floor.

Bedroom Two 10'5 x 10' max (3.18m x 3.05m max)

Obscured double glazed window to side. Coved ceiling with centre rose. Built-in wardrobe. Radiator. Door to:

En-Suite Shower Room
Spotlights to ceiling. Shower cubicle. Inset sink with vanity unit under. Built-in cupboard housing combination boiler. Chrome towel radiator. Tiled walls and floor.

Bedroom Three 10'6 x 7'1+eaves (3.20m x 2.16m)

Double glazed skylight to front with seaview. Radiator. Eaves storage areas. Laminate floor.

Agents Notes

The property is being offered with no onward chain and a share of the freehold.



Main Features

- Elevated Seafront Apartment
- Stunning Interior
- Unprecedented Seaviews
- Arranged Over Three Floors
- Three Bedrooms
- Two En-Suites+Separate WC
- No Onward Chain
- Share Of Freehold

Accommodation Comprises
Communal entrance door with entry phone system to stairs to:

First Floor Landing
Radiator with ornate cover. Steps up to kitchen. Door to:

Cloakroom
Two piece white suite comprising: W.C and wall mounted wash hand basin with tiled splash backs. Extractor fan. Tiled floor.

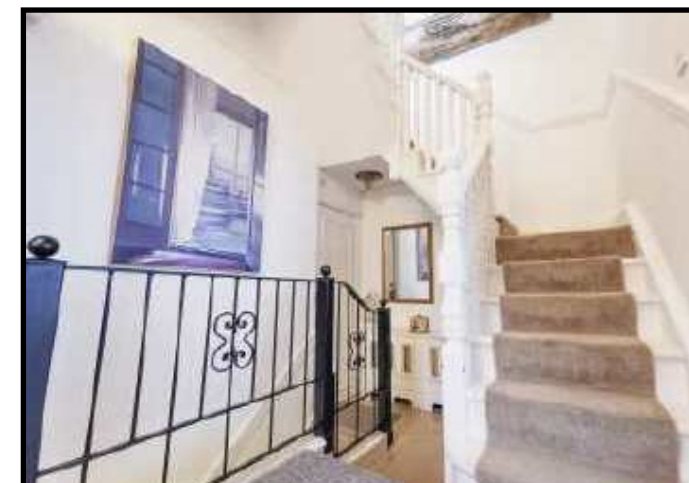
Kitchen 11'8 max x 7'9 (3.56m max x 2.36m)
Feature leadlite windows to side with seaviews. Coved ceiling. Range of modern wall and base units with contrasting worktops to three walls. Integrated washing machine, dishwasher, fridge and freezer. Built-in oven, microwave and coffee machine. Inset hob with extractor hood over. Inset circular single drainer sink with mixer tap. Tiled splashbacks. Stairs to second floor. Open to:

Lounge/Diner 20'1 max x 18' max (irregular shaped) (6.12m max x 5.49m max (irregular shaped))

Large double glazed sash bay window to front and side offering panoramic seaviews. Double glazed door to front onto balcony with views. Ornate ceiling. Feature fireplace. Two radiators. Breakfast bar. Tiled floor.

Second Floor Landing
Double glazed windows and door to terrace with seaview. Stairs to third floor. Doors to:

Bedroom One 22'2>12'4 x 15' max (irregular shaped) (6.76m x 4.57m max (irregular shaped))



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