



Flat 3, Chalkwell Park House

# Flat 3 Chalkwell Park House 2 Chalkwell Avenue Westcliff-On-Sea Essex SS0 8NA

Home Estate Agents are thrilled to offer for sale this surprisingly spacious two double bedroom first floor apartment, located in this modern block opposite Chalkwell Park and which comes with a healthy lease and secure, allocated parking.

The accommodation comprises; spacious entrance hall, a south facing open plan lounge & kitchen with Juliette balcony, two well appointed double bedrooms with fitted wardrobes, the master with an en suite shower room plus an additional bathroom suite.

Externally there is secure gated parking to the rear.

Situated on Chalkwell Avenue, Westcliff On Sea, this beautifully presented apartment is ideally located for commuting to the city with Chalkwell's mainline railway station within walking distance as



well as being within easy reach of the local fashionable Broadway with an array of bars, cafés, restaurants and popular boutiques. Chalkwell's popular seafront is also a short stroll away.

## Accommodation Comprises

The property is approached via secure entry phone system with lift service and stairs leading to all floors with a private entrance door leading to:

## Entrance Hall 25'2 x 15'3 (reducing to) 7'2

A fabulous entrance hall with two double glazed windows to side aspect, wood effect laminated flooring, smooth plastered ceiling with inset spotlighting, built-in storage cupboard, radiator, doors to:

## Open Plan Lounge & Kitchen 20'5 x 15'7

An impressive south facing room with double glazed windows to side aspect with door and a Juliette balcony, wood effect laminate flooring, smooth plastered ceiling with inset spotlighting, radiator. The kitchen area is fully fitted to include a sink unit with mixer tap,





inset into a range of QUARTZ work surfaces with cupboards and drawers beneath, integrated oven, hob and extractor hood, further range of matching eye level wall mounted units with lighting beneath, integrated fridge & separate freezer, dishwasher and washer/drier, concealed combination boiler (not tested).

**Bedroom One 15'10 (reducing to) 10'10 x 11'5**

Double glazed windows to rear and side aspects, carpeted, range of floor to ceiling bespoke fitted wardrobes with mirror fronted sliding doors, smooth plastered ceiling with inset spotlighting, radiator, door to:

**En-Suite Shower Room 8'3 x 5'8**

Double glazed obscure window to side aspect, modern three piece suite comprising; fully tiled shower cubicle. low level WC, half



pedestal wash hand basin with mixer tap, ceramic tiled flooring, heated towel rail.

**Bedroom Two 16'6 (reducing to) 12' x 9'**

Double glazed window to side aspect, carpeted, smooth plastered ceiling with inset spotlighting, range of bespoke fitted wardrobes with mirror fronted sliding doors, radiator.

**Bathroom 8'4 x 7'2**

Modern three piece white suite comprising; bath with mixer tap and shower attachment., low level WC, half pedestal wash hand basin with mixer tap, ceramic tiled flooring, smooth plastered ceiling with inset spotlighting, heated towel rail.

**Externally**

**Parking Facilities**

The property benefits from secure, gated parking for one vehicle.

**Additional Information**

The property is being sold as Leasehold and has 195 years remaining on the lease.

Ground Rent is £265 p/a. (Payable half yearly)

Service Charge is £2189 p/a (Payable half yearly) which includes buildings insurance, cleaning of the communal areas.



## Offers Over £300,000 Leasehold

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