

**DEDMAN  
GRAY**

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**The Shore, The Leas**

Westcliff-On-Sea

In Excess of **£750,000**



Stunning fourth floor apartment in this iconic development located at the tranquil end of Chalkwell seafront, being literally a stone throw from the beach. The Shore has been meticulously designed with every apartment offering an open plan contemporary layout to maximise the superb seaside views and finished to an exceptional high standard with contemporary fitted kitchens including integrated Siemens & V-Zug appliances and bespoke Villeroy & Boch bathroom suites with Vado & Grohe chrome fittings. This truly is a luxury living complex and to the ground floor there is a reception area with concierge service, access to the underground secure allocated parking and communal bike racks. The benefits include a private residents gym and lift access to all floors

Council Tax band: F

Tenure: Leasehold

- Superb luxury 4th floor 2 bedroom apartment
- Lounge/Kitchen/Diner with balcony
- En Suite to master bedroom
- Luxury bathroom 10'1 x 7'2
- Lift and stairs to all floors
- Concierge service/residents gym
- Secure underground allocated parking
- Seafront location
- Offering no onward chain

### **Entrance**

Secure entrance into building reception with concierge service, lift and stairs to all floors, solid front door into apartment hallway.

### **Entrance Hall**

Wooden flooring, coving to smooth plastered ceiling with down lighters, underfloor heating switch, Security video entry system and door to a walk in cupboard 7'5 x 5'7 housing cylinder tank, underfloor heating pipes and storage.

### **Lounge/Kitchen/Diner**

22' 9" x 30' 6" (6.93m x 9.30m)

Narrowing to 14'4. The lounge area has double glazed sliding doors leading to a BALCONY with Panoramic estuary views measuring 13'5 x 7'2 , wooden flooring, coving to smooth plastered ceiling with down lighters and speakers. This is open plan to a high specification fitted kitchen with a range of base and eye level units with inset stainless steel sink unit with mixer taps inset into to a granite worktop and backboard, there is an integrated dishwasher and washing machine, further drawers and and cupboard to a further wall with built in oven with further V-Zug steam oven above, integrated fridge/freezer and built in coffee machine. There is a further storage cupboard and double glazed window with estuary views, central island with induction Bosch 4 ring hob with extractor fan over inset into a granite worktop with 9 slow closing push drawers to one side and 4 cupboards on the other side, tiled floor, smooth plastered ceiling with down lights and speaker.

### **Master Bedroom**

14' 1" x 11' 9" (4.29m x 3.58m)

Extending to 15'5 into recess. Double glazed window to rear, smooth plastered ceiling with down lighters and speaker, fitted wardrobes to one wall, wall mounted TV bracket, underfloor heating and control switch, carpeted and door to:

### **En Suite Shower Room**

Walk in luxury shower, vanity wash hand basin with mixer taps, low flush WC, tiled floor, wall mounted heated towel rail, extractor fan, smooth plastered ceiling with down lighters and speaker.



**Bedroom 2**

14' 2" x 9' 6" (4.32m x 2.90m)

Double glazed window to rear, smooth plastered ceiling with down lighters and speaker, carpeted.

**Luxury Bathroom**

10' 1" x 7' 2" (3.07m x 2.18m)

Comprises of a four piece suite with large walk in shower with rainfall shower head over, low flush WC, panelled bath with mixer taps, vanity wash hand basin with mixer taps and cupboard below, tiled floor, wall mounted heated towel rail, smooth plastered ceiling with down lighters and speaker.

**Allocated Parking**

1 Parking Space

One allocated parking space in the secure underground car park. Access to residents gym.





## Dedman Gray

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