



# The Leas

Westcliff-On-Sea, SS0 8FF

£2,195 Per Month

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Welcome to this exquisite two-bedroom flat located at The Shore, 22-23 The Leas in the charming area of Westcliff-on-Sea. This purpose-built seafront apartment offers a delightful blend of modern living and coastal charm, making it an ideal choice for those seeking a serene seaside lifestyle.

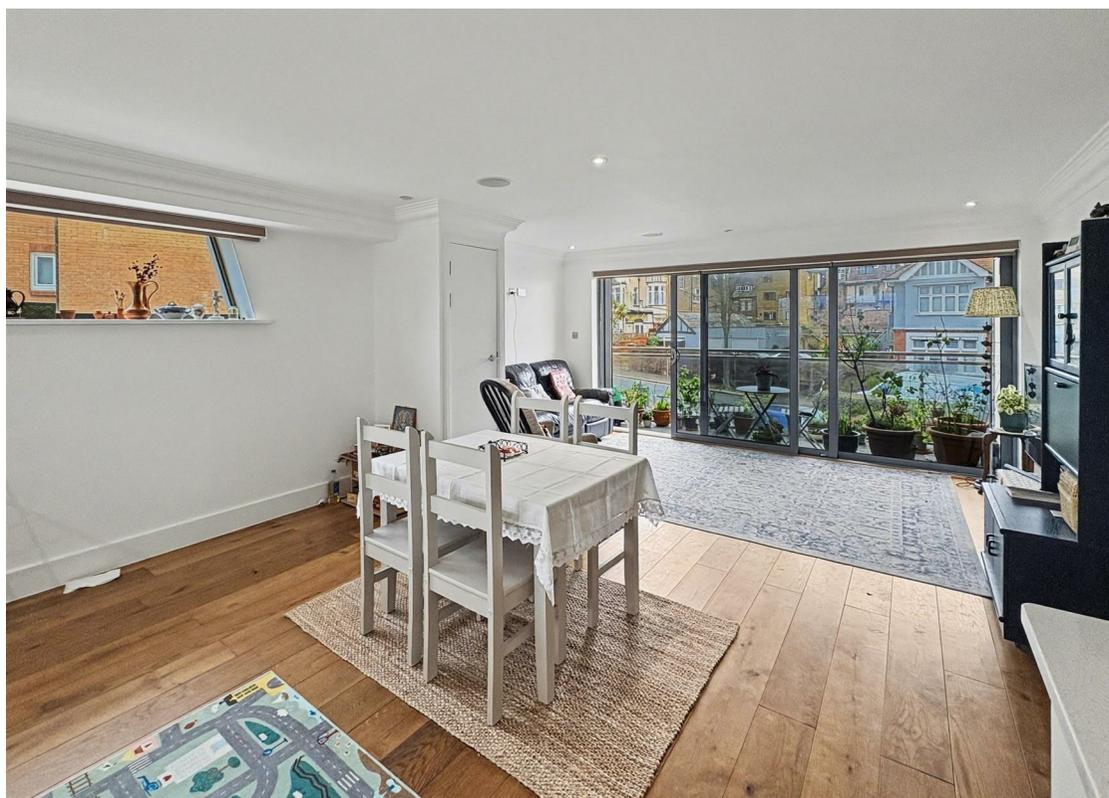
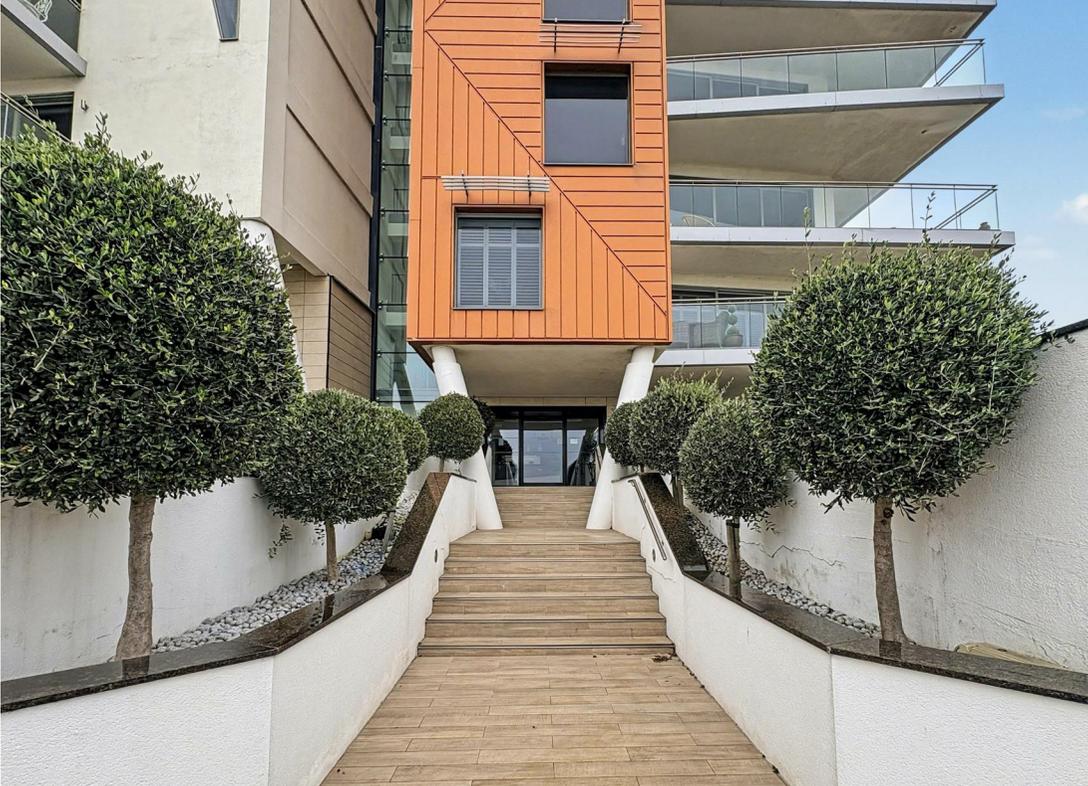
As you enter the property, you will be greeted by a spacious open-plan living room that boasts stunning estuary views, accessible via a lovely balcony. The living area is perfect for both relaxation and entertaining, while the high-spec integrated appliances in the modern fitted kitchen ensure that culinary enthusiasts will feel right at home.

The apartment features two generously sized double bedrooms, each equipped with built-in wardrobes for ample storage. The master bedroom benefits from an ensuite bathroom, providing a private sanctuary for your comfort. Additionally, there is a second bathroom, making it convenient for guests and family alike.

This property is designed for modern living, with underfloor heating throughout, ensuring warmth and comfort during the cooler months. Residents will also appreciate the communal internet access and the convenience of lift access to all floors. For those with vehicles, there is allocated underground parking, providing peace of mind and ease of access.

Furthermore, residents can enjoy the added benefit of a well-equipped gym, catering to all your fitness needs. The location is superb, with Leigh Broadway & Old Leigh just a short distance away, offering a variety of shops, cafes, and restaurants.

In summary, this flat at The Shore presents an exceptional opportunity for those looking to embrace seaside living in a contemporary setting. Don't miss your chance to make this stunning property your new home.





Hallway

Open Plan Living  
24'06 x 21'06 (7.47m x 6.55m)

Master Bedroom  
12'07 x 9'09 (3.84m x 2.97m)

En-suite  
9'06 x 3'01 (2.90m x 0.94m)

Second Bedroom  
11'11 x 9'03 (3.63m x 2.82m)

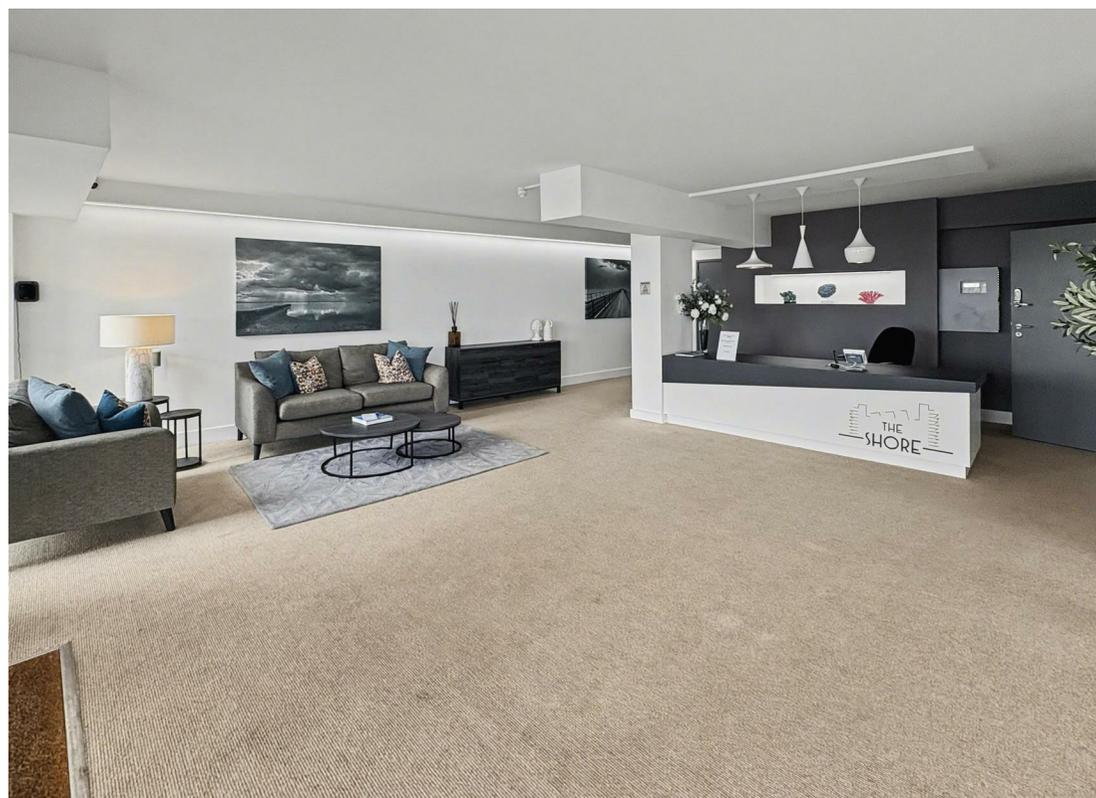
Family Bathroom  
8'00 x 8'00 (2.44m x 2.44m)

Balcony

Gym within the Building

Underground Parking,  
Allocated One Space

Concierge Area

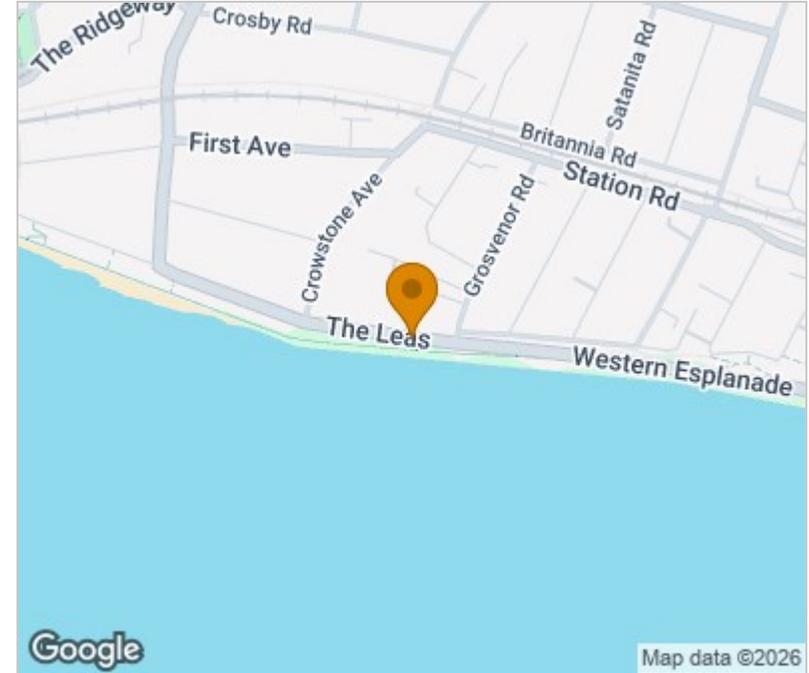


## Floor Plan

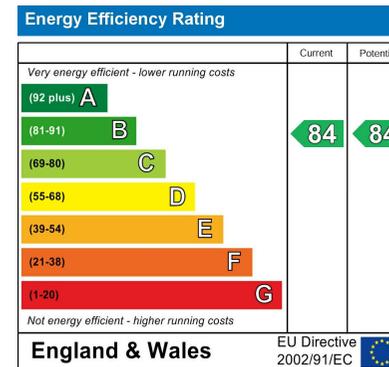


Please contact our office on 01702710555 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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