



Winton Lodge, Imperial Avenue, Chalkwell, Essex, SS0 8NF

2 bed first floor flat / Guide Price £270,000 - £280,000 / t. 01702 555888





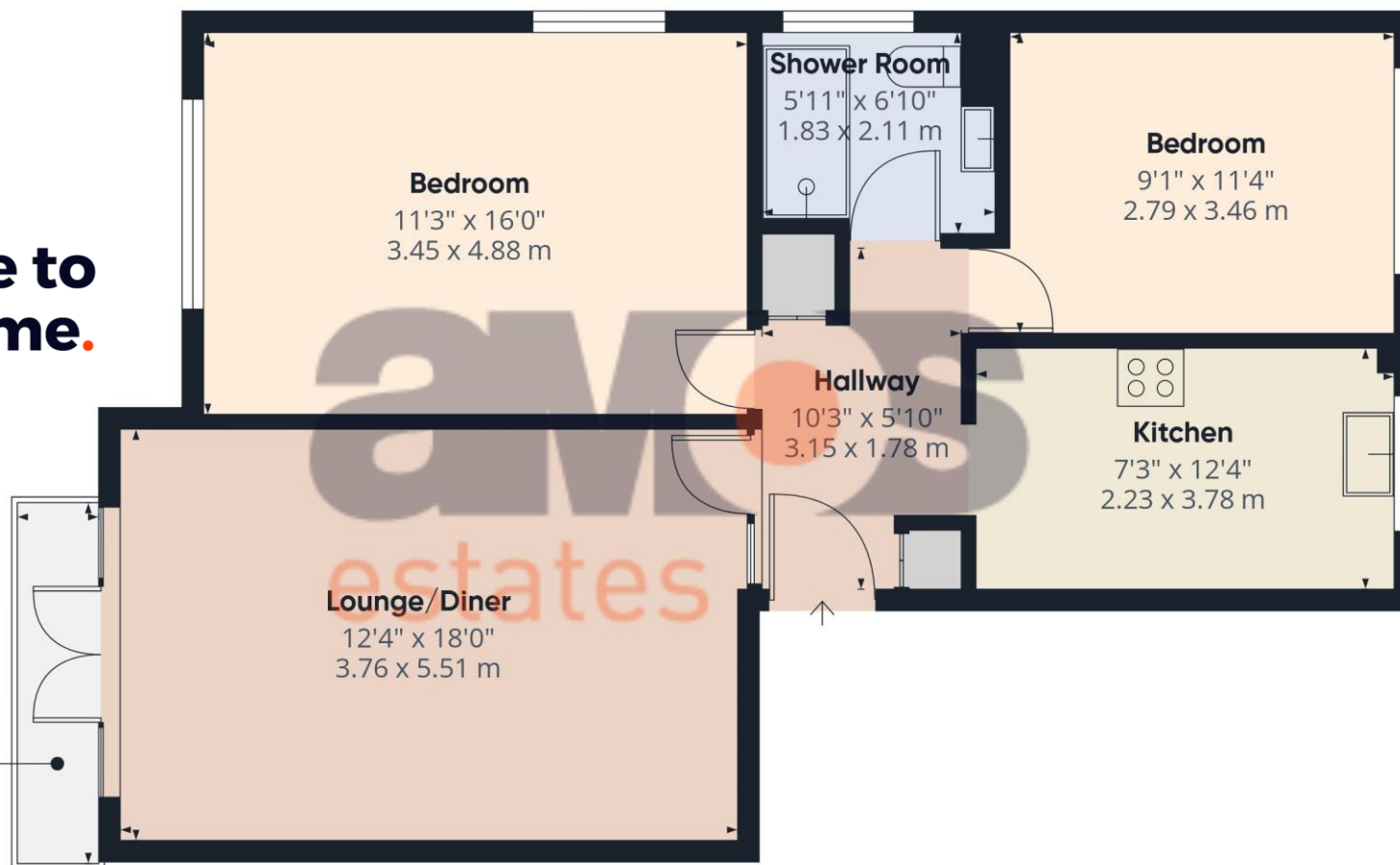
Situated within the highly sought after Winton Lodge in the heart of Chalkwell, this bright and spacious **two bedroom** first floor apartment enjoys delightful views towards the Thames Estuary and the local Bowls Club. The accommodation comprises generous lounge/diner opening onto a private south-facing balcony, a well-appointed kitchen, two excellent-sized bedrooms and a luxury shower room. The property also benefits from a garage in a block, residents' parking and a long lease in excess of 900 years.

Positioned on a quiet, tree-lined avenue in the desirable Chalkwell area, the apartment is just a short stroll from the seafront, local shops and the picturesque Chalkwell Park. Chalkwell mainline station, offering direct links to London Fenchurch Street, is also within easy reach. Excellent local schools are nearby, with the property falling within the highly regarded Chalkwell Infant & Junior and Belfair's Academy catchments. Offered for sale with no onward chain, this fantastic apartment is an ideal opportunity for a range of buyers. Early viewing is highly recommended.

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Approximate total area⁽¹⁾

712 ft²
66.2 m²

Balconies and terraces

26 ft²
2.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Highlights

- \ Bright & Spacious Two Bedroom First Floor Apartment
- \ Lovely Outlook Towards The Estuary & Bowls Club
- \ No Onward Chain
- \ Large Lounge/Diner
- \ Private South Facing Balcony
- \ Well Fitted Kitchen
- \ Good Size Bedrooms
- \ Luxury Shower Room
- \ Gas Central Heating Via Combination Boiler
- \ Upvc Double Glazing Throughout
- \ Residents Parking
- \ Garage In A Block
- \ Long Lease In Excess Of 900 Years
- \ Well Tended Grounds
- \ Highly Regarded Development
- \ Prime Chalkwell Location
- \ Easy Reach Of Chalkwell Park, Local Shops & Mainline Station
- \ Excellent School Catchments
- \ EPC- TBC
- \ Council Tax Band - C





Communal entrance door opening to communal hallway, stairs leading to first floor, private double glazed entrance door opening to entrance hall.

**Entrance Hall 10'3 x 5'10 **

Fitted carpet, radiator, smooth plastered and coved ceiling, two storage cupboards, entry phone system, thermostat control, doors to accommodation off.

**Lounge/Diner 18' x 12'4 **

Fitted carpet, two radiators, coved ceiling, power points, TV point, UPVC double glazed French doors to rear providing outlook towards the Thames Estuary and access to private balcony, covered balcony with wrought iron surround.

**Kitchen 12'4 x 7'3 **

Well fitted kitchen comprising stainless steel double bowl sink and drainer unit with chrome mixer tap inset into a range of roll edge worktops with cupboards and drawers beneath and matching eye level units, integrated oven with four ring electric hob above, space for a tall fridge freezer, space and plumbing for a washing machine, space and plumbing for a dishwasher, wall mounted Worcester combination boiler, UPVC double glazed window to rear, radiator, coved ceiling, power points, tiled splashbacks, laminate flooring.

**Bedroom One 16' x 11'3 **

UPVC double glazed window to front providing a lovely outlook towards Thames Estuary, fitted carpet, radiator, power points, further UPVC double glazed window to side providing views towards Bowls Green.

**Bedroom Two 11'4 x 9'1 **

UPVC double glazed window to rear, fitted carpet, radiator, power points, coved ceiling.





Shower Room 6'10 x 5'11 \

Stunning three piece suite comprising large walk-in shower with drench style shower head above and separate handheld attachment, push button WC, vanity wash basin with chrome mixer tap and storage below, tiled walls and flooring, UPVC obscure double glazed window to side, extractor, smooth plastered ceiling with inset spotlights, heated towel radiator, shaver point.

Outside \

The development benefits from well-tended communal gardens with numerous parking bays available on a first come first serve basis.

Garage \

Situated in a block with up and over door to front.

Lease Information \

The property benefits from a long lease in excess of 900 years. We are advised the service charge is approximately £1,000 every 6 months which included water rates and sewerage, and the ground rent is £30.00 per annum.

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Digital Markets, Competition and Consumers Act 2024.

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