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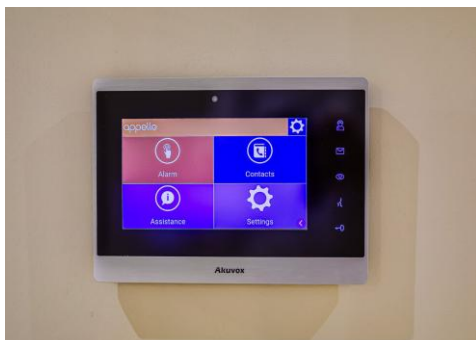
# HUNT ROCHE

*The Estate Agent*



**Asking Price: £545,000**

Laburnums, Apartment 8, 20 Chalkwell Avenue, Westcliff-On-Sea, Essex, SS0 8NA



## **Two Bedroom Ground Floor Luxurious Retirement Apartment**

**Situated within the prestigious Laburnums Retirement Living development on Chalkwell Avenue, Apartment 8 is a spacious ground floor apartment designed exclusively for the over 60s by McCarthy Stone. Offering generous accommodation, a private north-facing patio and access to an excellent range of communal facilities, it provides the perfect combination of independent, low-maintenance living in one of Essex's most desirable coastal locations.**

### **Apartment 8:**

Two Bedroom Ground Floor Apartment

Internal Area: 79.43 sq m (855 sq ft)

For Sale: £545,000

### **Room Dimensions:**

Living Room (Max) 11' 8" x 19' 11" (3.55m x 6.06m)

Kitchen (Max) 8' 1" x 10' 8" (2.46m x 3.25m)

Bedroom 1 (Max) 9' 11" x 13' 2" (3.02m x 4.00m)

Bedroom 2 (Max) 9' 1" x 13' 0" (2.76m x 3.96m)

Shower Room (Max) 7' 1" x 8' 2" (1.57m x 2.20m)

En Suite (Max) 7' 3" x 6' 9" (2.20m x 2.05m)

### **Apartment 8:**

Two Bedroom Ground Floor Apartment with Ensuite and separate Shower Room

Occupying a desirable ground floor position within the prestigious Laburnums Retirement Living development, Apartment 8 is a beautifully appointed two-bedroom home offering generous, thoughtfully planned accommodation extending to 79.43 sq m (855 sq ft). Designed by the award-winning McCarthy Stone exclusively for the over 60s, the apartment combines stylish contemporary living with the reassurance of a secure, low-maintenance lifestyle in an exceptional coastal setting.

Benefitting from a north-facing patio, the apartment enjoys direct access to the attractive communal gardens, providing the perfect place to relax and enjoy the peaceful surroundings. Residents also have access to an excellent range of shared facilities, including an elegant homeowners' lounge, beautifully landscaped gardens and the support of an on-site House Manager during office hours.

Ideally located on prestigious Chalkwell Avenue, overlooking Chalkwell Park and just a short walk from Chalkwell Beach, local shops, cafés, restaurants, pubs and Chalkwell Railway Station, Apartment 8 presents an outstanding opportunity to enjoy independent retirement living in one of Essex's most sought-after locations.

### **Luxury Retirement Living for the Over 60s:**

Occupying an enviable position on prestigious Chalkwell Avenue, with attractive views across the open green spaces of Chalkwell Park, Laburnums is McCarthy Stone's latest Retirement Living development, created exclusively for the over 60s. Offering a superb selection of contemporary one and two-bedroom apartments, the development has been carefully designed to provide stylish, low-maintenance living in a secure and welcoming environment.

Residents can enjoy a wealth of thoughtfully planned communal facilities, including beautifully landscaped gardens, an elegant homeowners' lounge with complimentary Wi-Fi and the reassurance of an on-site House Manager during office hours. A varied programme of optional social events and activities provides opportunities to meet neighbours



and become part of a friendly community, while retaining the privacy and independence of your own home.

Perfectly placed just a short walk from Chalkwell Beach, Chalkwell Railway Station, local shops, cafés, restaurants, a pharmacy and library, Laburnums offers an exceptional lifestyle combining coastal charm with outstanding everyday convenience in one of Essex's most desirable locations.

**Disclaimer::**

All information, floor plans, measurements and specifications are provided for guidance purposes only. Photographs may include communal areas, show apartments and alternative plots within the development and should not be relied upon as representing the specific apartment available for sale. Room dimensions, layouts, specifications and finishes may vary between individual apartments. Prospective purchasers should verify all information through their legal representative and the developer prior to exchange of contracts.

**Tenure Information:**

The properties at this development are leasehold properties with a term of 999 years from and including 01/08/2025

**PRELIMINARY DETAILS - AWAITING VERIFICATION**





**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. 7/16/2026