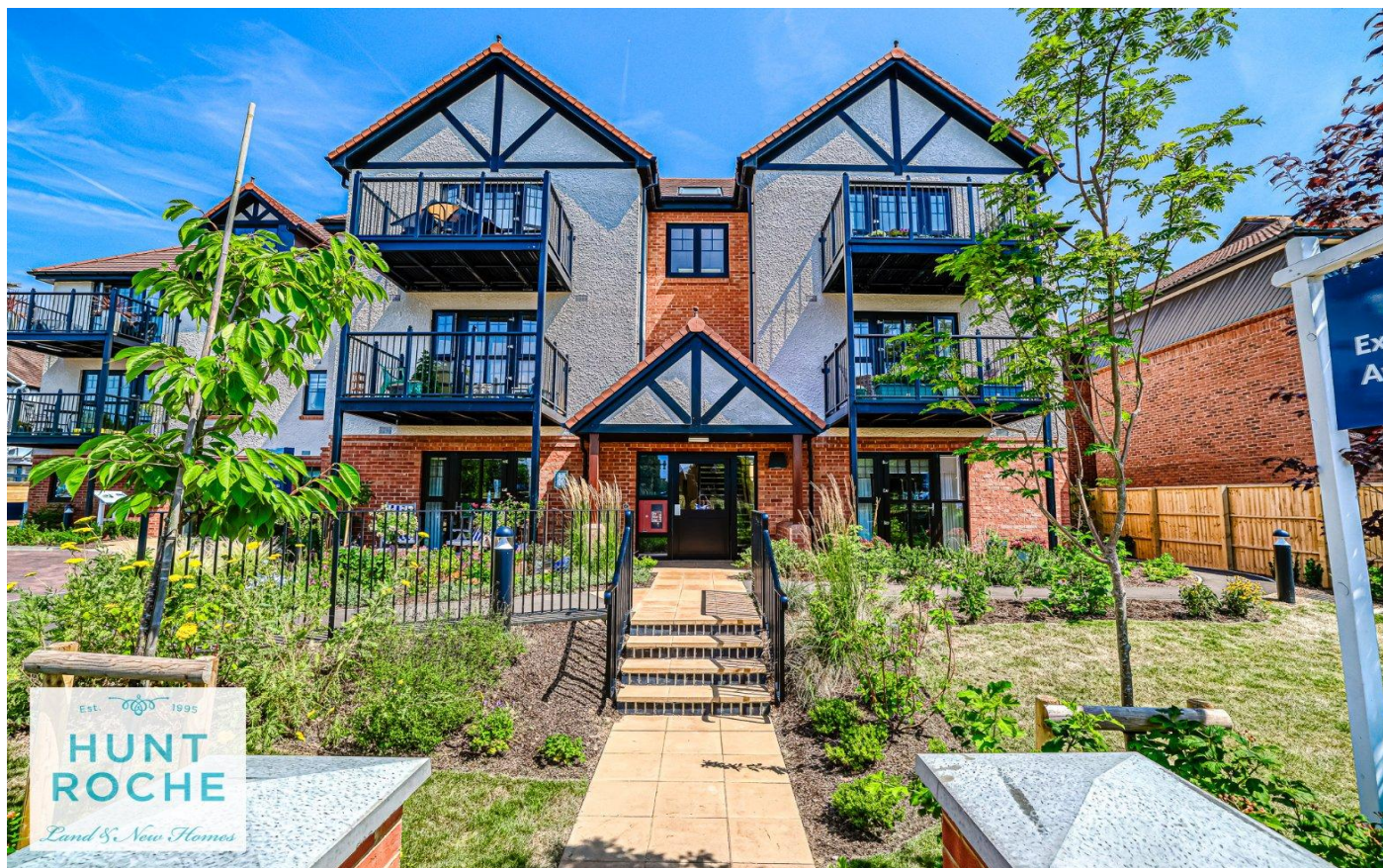


HUNT ROCHE

The Estate Agent



Asking Price: £375,000

Laburnums, Apartment 7, 20 Chalkwell Avenue, Westcliff-On-Sea, Essex, SS0 8NA



Luxury Retirement Living for the Over 60s

One Bedroom Ground Floor Apartment

Situated within the prestigious McCarthy Stone Laburnums development on Chalkwell Avenue, Apartment 7 is a beautifully appointed one-bedroom ground floor retirement apartment, offering stylish, low-maintenance living with a private west-facing patio. Ideally located overlooking Chalkwell Park and just a short stroll from Chalkwell Beach, local amenities and Chalkwell Railway Station, this exceptional home combines comfort, security and independence in one of Essex's most desirable coastal locations.

Apartment 7:

One Bedroom Ground Floor Apartment

Internal Area: 51.93 sq m (559 sq ft)

Optional Rental: £2,670 per calendar month

Approx Room Dimensions:

Living Room (Max) 11' 11" x 14' 7" 3.62m x 4.44m

Kitchen (Max) 8' 1" x 10' 9" 2.46m x 3.27m

Bedroom (Max) 9' 4" x 17' 10" 2.85m x 5.44m

Shower Room (Max) 7' 3" x 6' 5" 2.20m x 1.95m

Luxury Retirement Living for the Over 60s:

Occupying an enviable position on prestigious Chalkwell Avenue, Laburnums is McCarthy Stone's exclusive Retirement Living development, thoughtfully designed for the over 60s. Offering an exceptional collection of contemporary one and two-bedroom apartments, the development provides a secure, welcoming environment where residents can enjoy an independent lifestyle with the reassurance of support when required.

Apartment 7 is a spacious ground floor home, carefully designed with low-maintenance living in mind and incorporating modern safety and security features throughout. Benefitting from a private west-facing patio, the apartment enjoys direct access to the beautifully landscaped communal gardens, providing the perfect setting to relax or socialise with neighbours.

Residents have exclusive access to an excellent range of communal facilities, including an elegant homeowners' lounge with complimentary Wi-Fi, beautifully maintained gardens and an on-site House Manager during office hours. A varied programme of optional social events and activities encourages a friendly community atmosphere, while allowing homeowners to retain complete privacy and independence within their own apartment.

Perfectly positioned just a short walk from Chalkwell Beach, Chalkwell Park, local shops, cafés, restaurants, pubs, pharmacy, library and Chalkwell Railway Station, Laburnums offers the very best of coastal retirement living with excellent transport links to London and the surrounding areas.

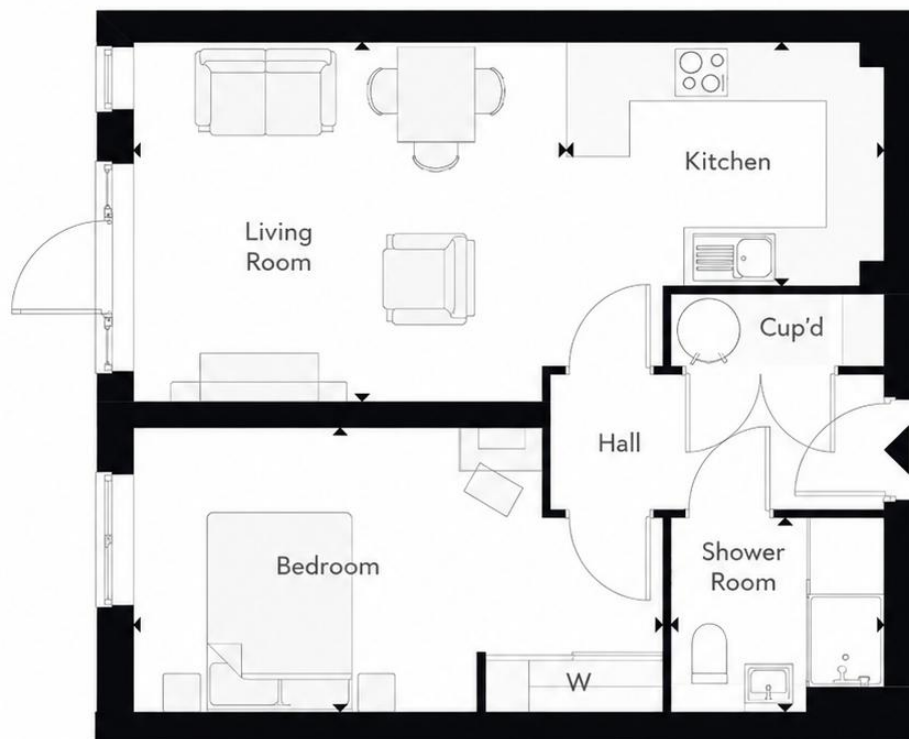
Disclaimer::

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.

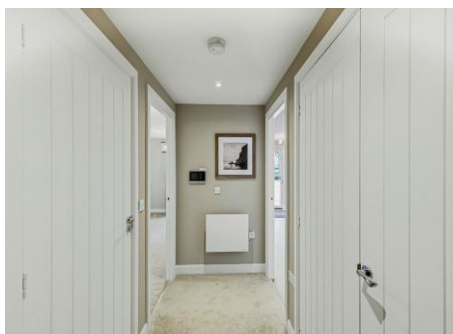
Tenure Information:

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

PRELIMINARY DETAILS - AWAITING VERIFICATION



Living Room (Max)	11' 11" x 14' 7"	3.62m x 4.44m
Kitchen (Max)	8' 1" x 10' 9"	2.46m x 3.27m
Bedroom (Max)	9' 4" x 17' 10"	2.85m x 5.44m
Shower Room (Max)	7' 3" x 6' 5"	2.20m x 1.95m





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