

HUNT ROCHE

The Estate Agent



Asking Price: £490,000

Laburnums, Apartment 1, 20 Chalkwell Avenue, Westcliff-On-Sea, Essex, SS0 8NA



Situated on prestigious Chalkwell Avenue, overlooking the beautiful open spaces of Chalkwell Park and just a short stroll from Chalkwell Beach, Laburnums is McCarthy Stone's exclusive Retirement Living development for the over 60s. Thoughtfully designed to offer the perfect balance of independence, comfort and peace of mind, the development combines contemporary, low-maintenance apartments with a welcoming community atmosphere in one of Essex's most sought-after coastal locations. Apartment 1 is a spectacular two-bedroom ground floor apartment, beautifully appointed throughout and offering spacious, low-maintenance accommodation with the added reassurance of modern safety and security features. Designed to support independent retirement living, the apartment also benefits from access to the development's outstanding communal facilities, creating the ideal combination of privacy, convenience and a vibrant community lifestyle..

Apartment 1: Internal Area: 73.11 sq m (787 sq ft)
Optional Rental: £3,580 per calendar month

Approx Dimensions:

Living Room (Max) 11' 8" x 15' 4" (3.54m x 4.67m)
Kitchen (Max) 11' 10" x 9' 3" (3.61m x 2.83m)
Bedroom 1 (Max) 9' 11" x 16' 6" (3.01m x 5.02m)
Bedroom 2 (Max) 9' 2" x 10' 2" (2.80m x 3.10m)
Shower Room (Max) 6' 11" x 8' 2" (2.11m x 2.50m)

Luxury Retirement Living for the Over 60s:

Exclusively designed for the over 60s, Laburnums is an exceptional collection of contemporary, energy-efficient retirement apartments by McCarthy Stone, perfectly positioned on prestigious Chalkwell Avenue overlooking the beautiful open spaces of Chalkwell Park.

Designed to provide the ideal balance of independence, comfort and peace of mind, this outstanding development offers beautifully appointed one and two-bedroom apartments within a welcoming community environment. Residents benefit from the reassurance of an on-site House Manager during office hours, thoughtfully designed communal facilities and a range of social opportunities, whilst maintaining complete privacy within their own home.

Ideally located just a short stroll from Chalkwell Beach, Chalkwell Railway Station, local shops, cafés, restaurants, pubs, pharmacy, library and excellent transport links, Laburnums combines the very best of coastal living with everyday convenience.

Whether relaxing in the landscaped gardens, enjoying coffee with neighbours in the elegant homeowners' lounge or making use of the excellent local amenities, Laburnums offers an outstanding lifestyle 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**01****787 SQFT****73.11 SQM**

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Bedroom (Max)	9' 11" x 16' 6"	(3.01 x 5.02m)
Bedroom 2 (Max)	9' 2" x 10' 2"	(2.80 x 3.10m)
Shower Room (Max)	6' 11" x 8' 2"	(2.11 x 2.50m)





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