

# B E L L S A N D S

LEIGH-ON-SEA



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LEIGH-ON-SEA

Occupying the site of the former Bell Hotel, within the Leigh conservation area, the new Bell Sands development has been specifically designed to complement and enhance the historic setting of Old Leigh.

Leigh's famous old hotel will be restored & redeveloped to accommodate five new luxury apartments. Three new buildings - The Victoria, The Billet and The Strand - provide an additional fifteen apartments in this truly unique waterside development.



The *Bell Sands* development. Four beautiful apartment buildings. Twenty *exceptional* waterfront homes.

Leigh's famous Bell Hotel will be sympathetically restored to retain the classic exterior of this beautiful building. The interior will be reworked to house five luxury apartments.

Each of the three new contemporary apartment buildings has a classic weatherboarded exterior that remains in keeping with the original period dwellings and fishermen's cottages of Old Leigh.

The Victoria is the largest of the new buildings, containing eight 1 & 2 bed apartments. Sitting alongside is The Billet, housing four stunning seafront apartments and then, at the Eastern end of the development is The Strand, comprising three further apartments including a prime 3 bed duplex apartment at No. 20.



*The Bell*

TWO 1 BED APARTMENTS  
THREE 2 BED APARTMENTS

*Floor Plans p36*

*The Victoria*

THREE 1 BED APARTMENTS  
FOUR 2 BED APARTMENTS  
ONE 2 BED DUPLEX

*Floor Plans p44*

*The Billet*

TWO 2 BED APARTMENTS  
TWO 3 BED DUPLEXES

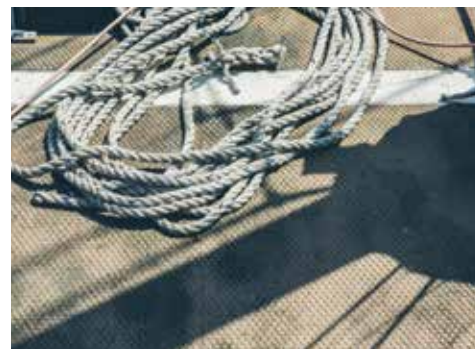
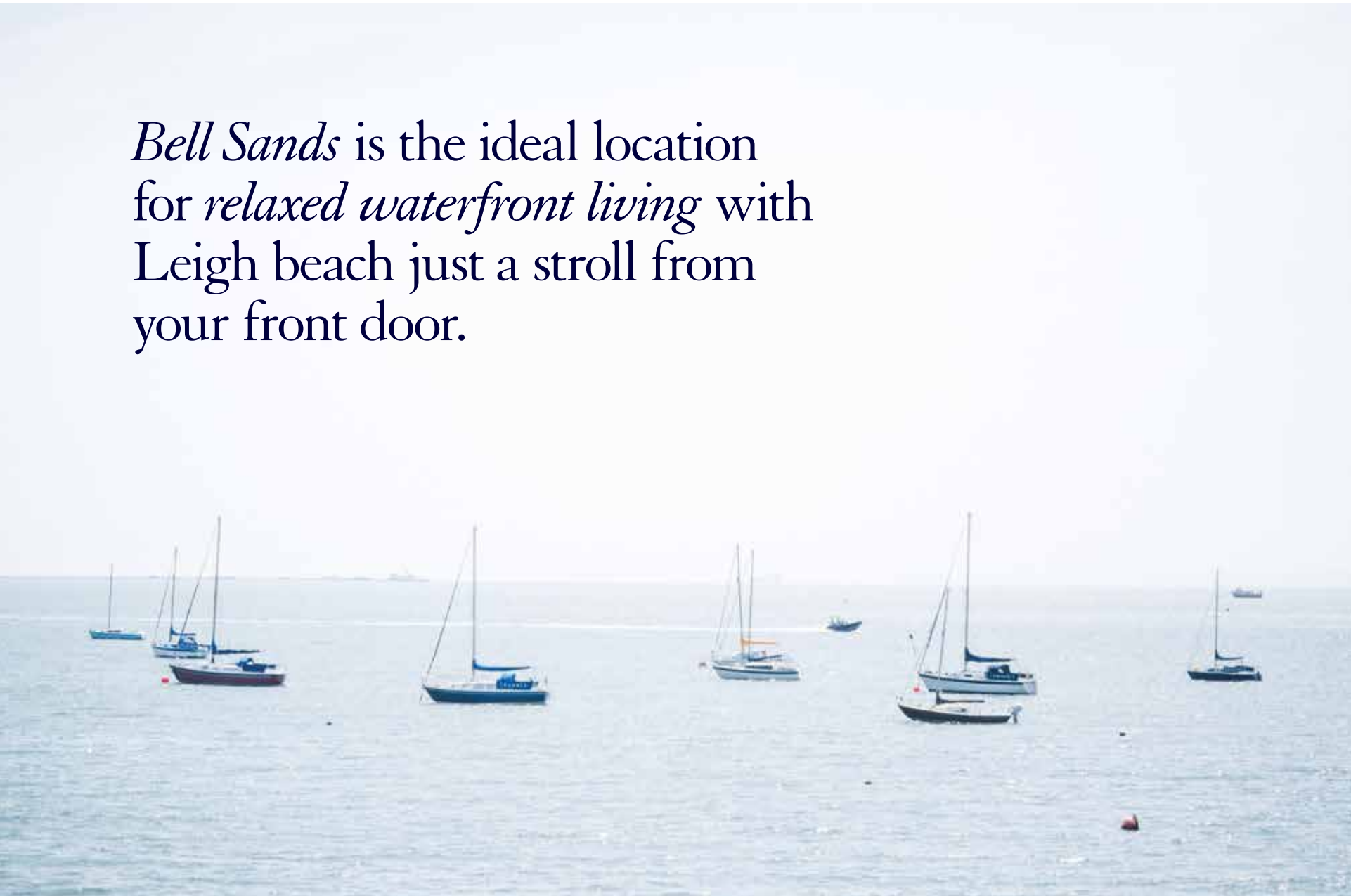
*Floor Plans p54*

*The Strand*

ONE 1 BED APARTMENT  
ONE 2 BED APARTMENT  
ONE 3 BED DUPLEX

*Floor Plans p60*

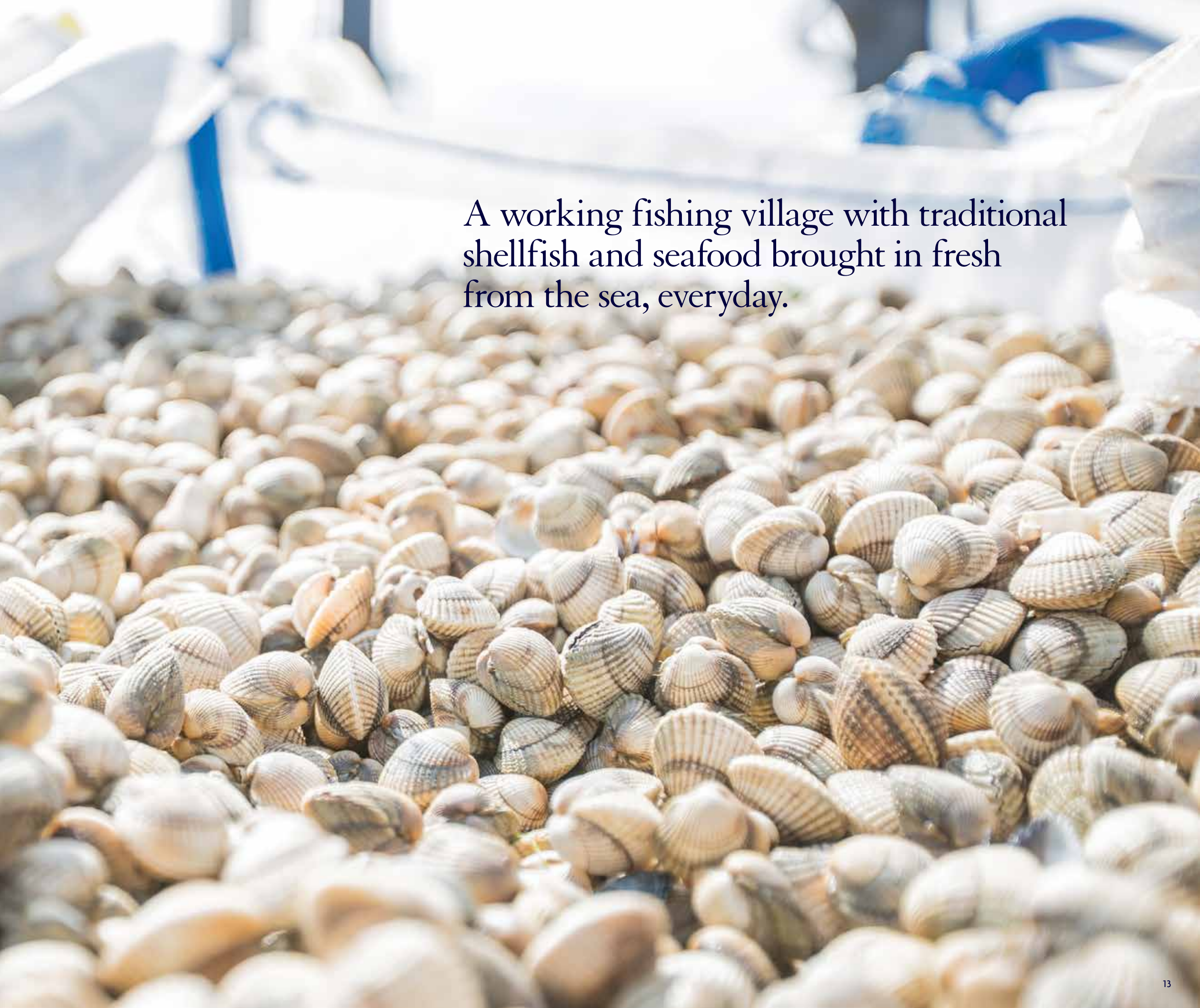
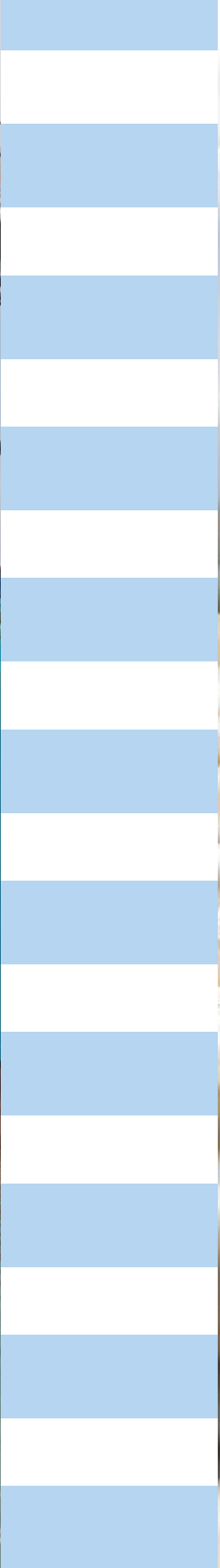
*Bell Sands* is the ideal location for *relaxed waterfront living* with Leigh beach just a stroll from your front door.



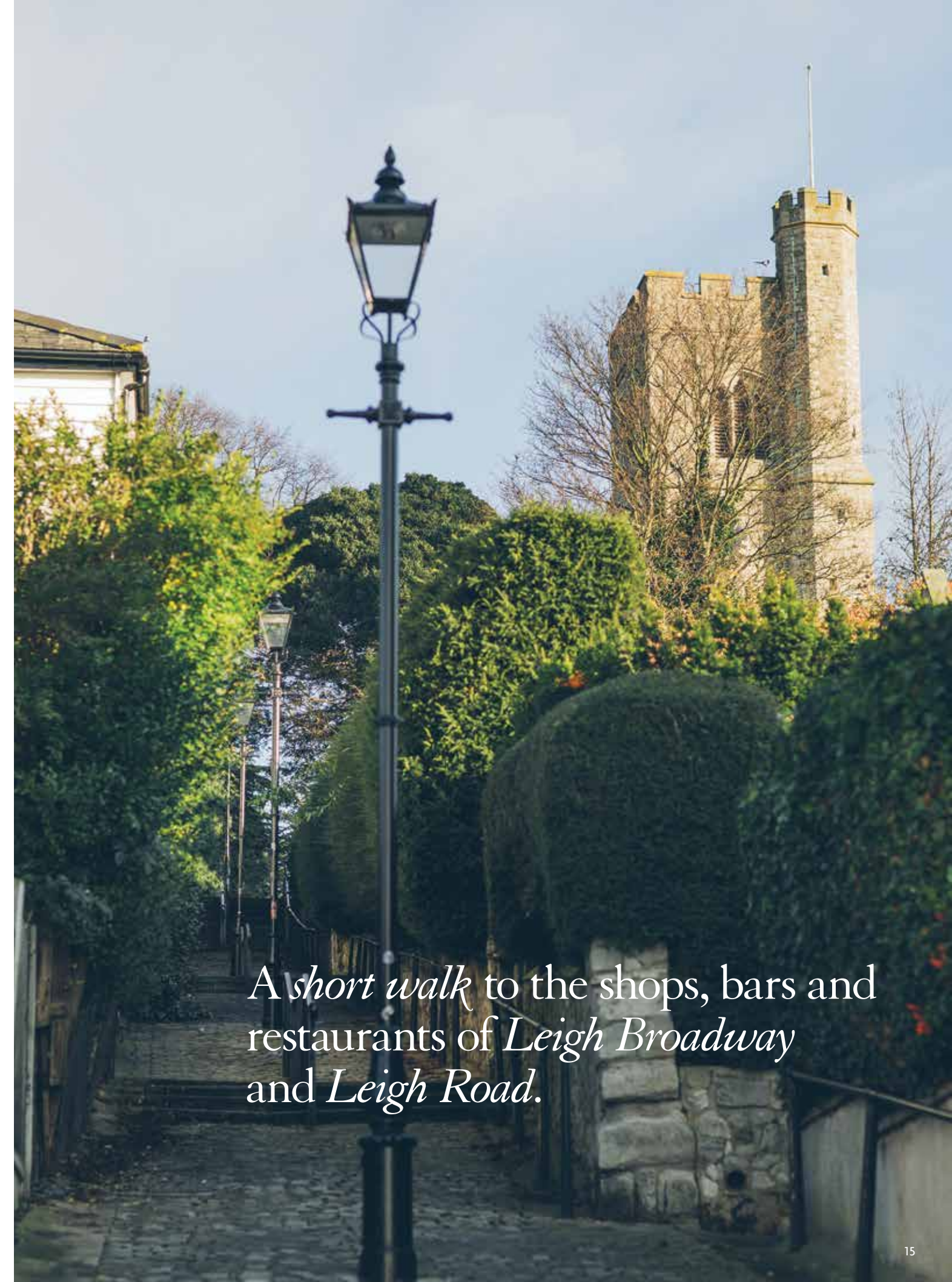


*Perfectly placed* to enjoy the laid back atmosphere of the *old town* with its friendly bars and restaurants, craft shops and galleries.

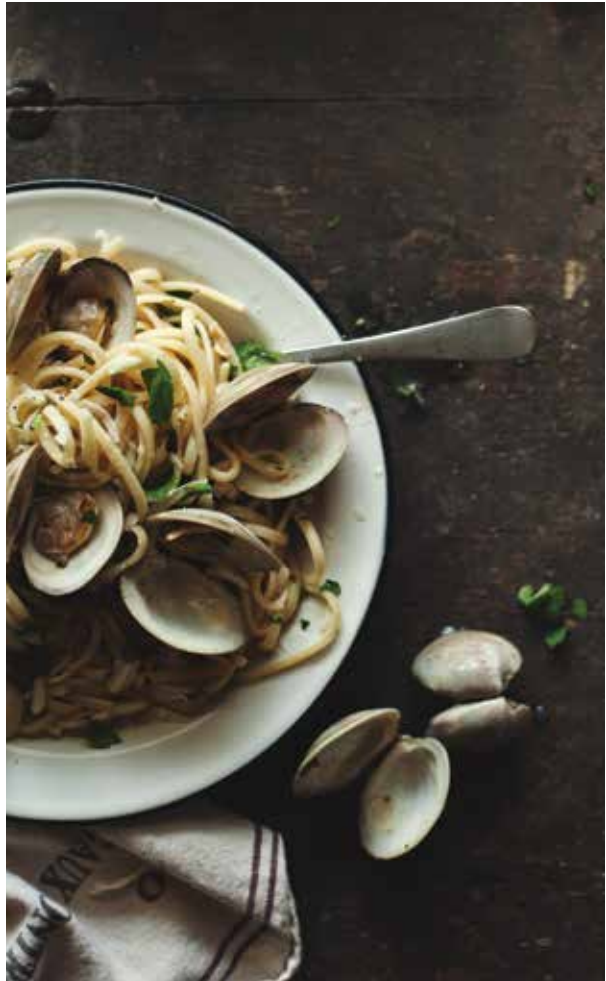




A working fishing village with traditional shellfish and seafood brought in fresh from the sea, everyday.



*A short walk to the shops, bars and restaurants of Leigh Broadway and Leigh Road.*

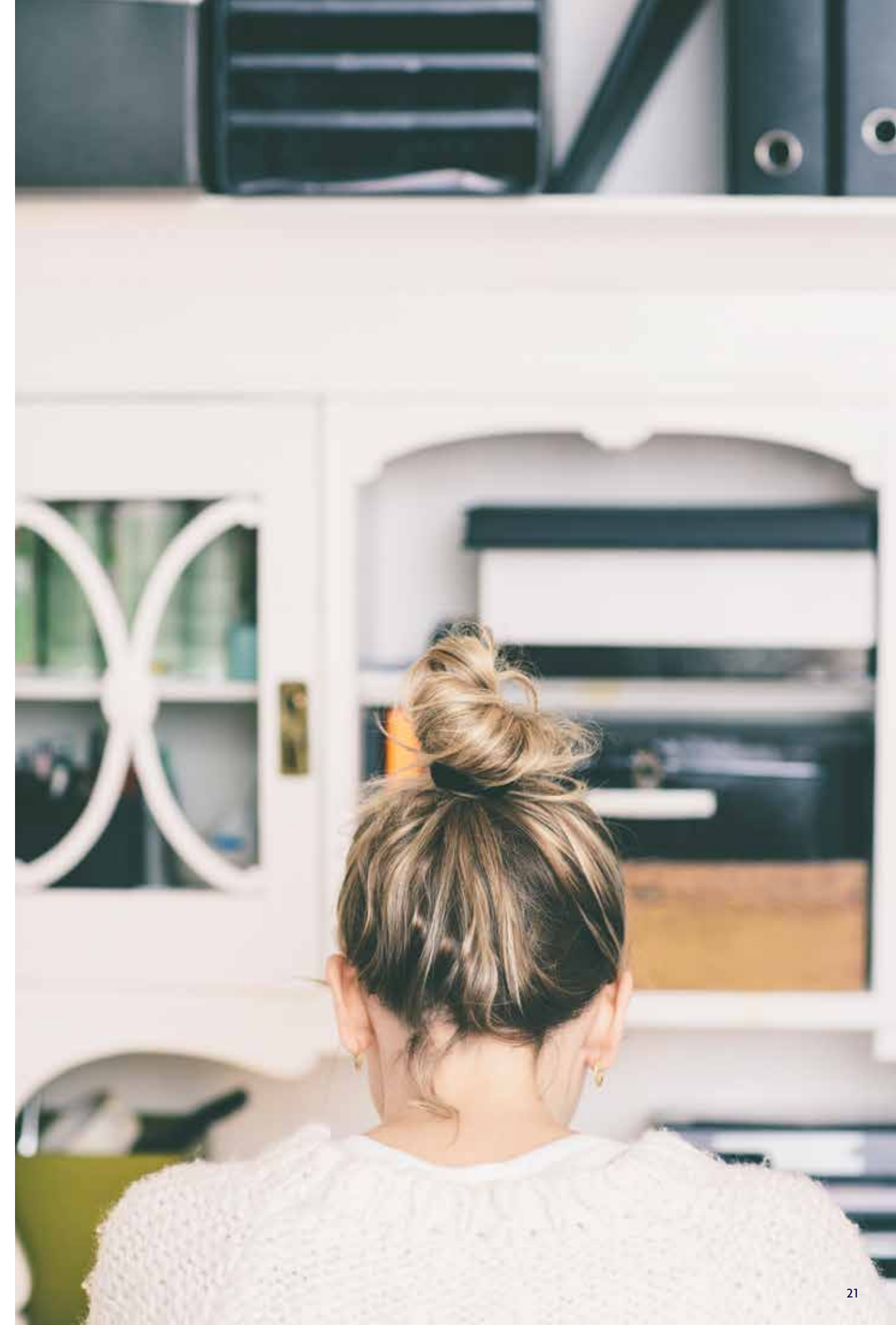
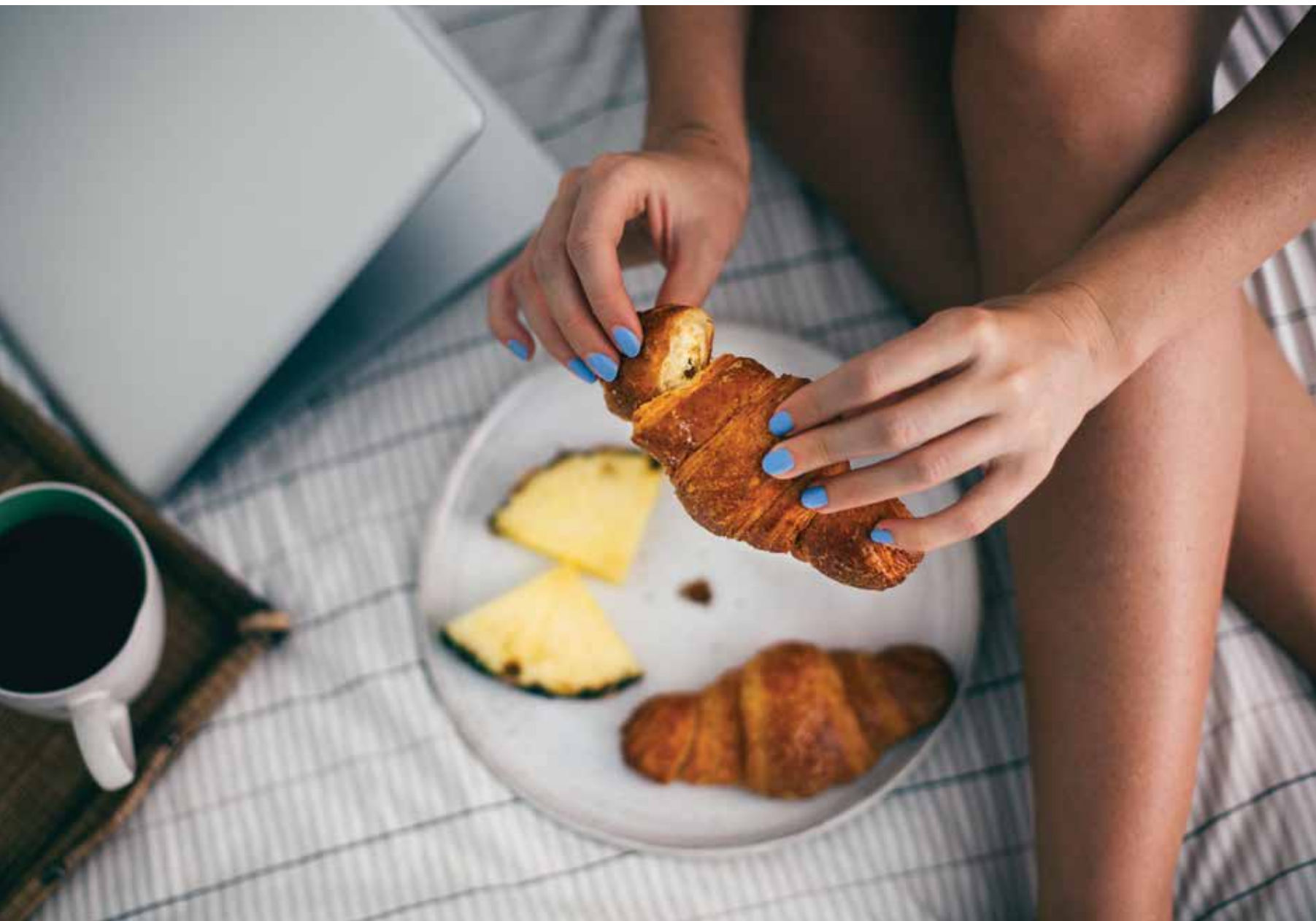


*Leigh life*

## *The Billet*

VIEW FROM THE MASTER BEDROOM LOOKING  
SOUTH ACROSS THE RIVER THAMES





## *The Bell*

VIEW FROM THE LIVING AREA LOOKING  
WEST TOWARDS HADLEIGH CASTLE



# The Bell

VIEW FROM THE LIVING ROOM LOOKING SOUTH TOWARDS THE RIVER THAMES



# The Strand

VIEW FROM TERRACE THROUGH LIVING AREA TO KITCHEN



# The Strand

VIEW FROM THE KITCHEN LOOKING SOUTH ACROSS THE RIVER THAMES





# Every apartment at Bell Sands will be finished to the very highest standards with top quality fixtures and fittings throughout.

## GENERAL

10 Year Premier Guarantee  
 High quality Rationel windows and patio doors  
 Maintenance free MarleyEternit weatherboard  
 High grade slate roof tiles  
 Beautiful London stock bricks  
 Luxury private lifts  
 Smoke and carbon monoxide detection  
 Secure underground parking with heated, all weather access ramp  
 Secure cycle store areas  
 24-hour CCTV monitoring the car park entrance  
 Choice of flooring options

## BATHROOM / EN SUITE / SHOWER

Grohe showers, taps and fittings  
 Custom drawer vanity units with integrated basins  
 Walk-in showers with full ceramic tiles  
 Grohe thermostatic showers with overhead and hand shower  
 Baths with Grohe integrated thermostatic showers  
 Wall hung WC with soft close seating and dual flush  
 Integrated chrome heated towel rails

## BEDROOMS

Luxury floor finishes  
 Custom fitted wardrobes (in selected apartments)

## KITCHENS

High quality kitchens by Kube manufactured in Germany - choice of colours available  
 High quality quartz worktops - choice of colours available  
 Integrated architectural lighting  
 Siemens induction hobs to all apartments  
 Incredible Bora induction hobs with in built extraction (selected apartments)  
 Siemens Studio Line appliances (selected apartments)  
 Siemens fully integrated dishwasher  
 Siemens multi function Eco Clean oven  
 Siemens integrated combination microwave oven  
 Siemens integrated fridge freezer  
 Siemens washer/dryer

## AUDIO / VISUAL

Central satellite system with outlets in lounges  
 Cabling fitted for occupant's AV installation  
 Telephone connections - BT Master with points to all bedrooms, lounge and kitchen  
 Full TV/SKY Plus multi-room wiring system

## TERRACE / BALCONY / OUTSIDE SPACES

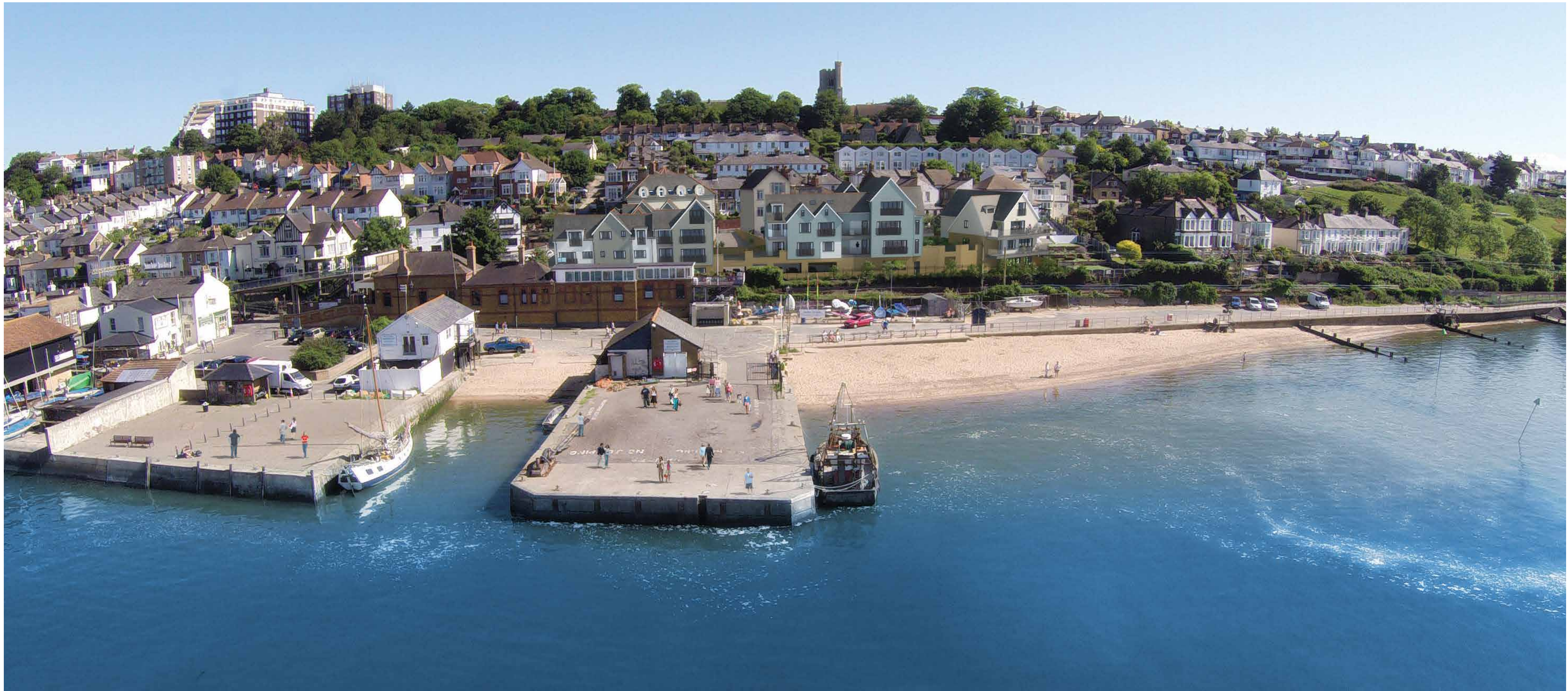
Solid Glass Balustrades  
 External feature lighting  
 Beautiful communal landscaped gardens with decking and seating areas







BATHROOM STYLING CONCEPT  
ACTUAL FINISH AND SCHEME MAY VARY



*Floor Plans*

*The Bell*

No.1 *Two bedrooms. Lower Ground. 1388 sq ft.*

p38

No.2 *One bedroom. Ground Floor. 438 sq ft.*

p39

No.3 *One bedroom. Ground Floor. 537 sq ft.*

p40

No.4 *Two bedrooms. First Floor. 1008 sq ft.*

p41

No.5 *Two bedrooms. Second Floor. 1100 sq ft.*

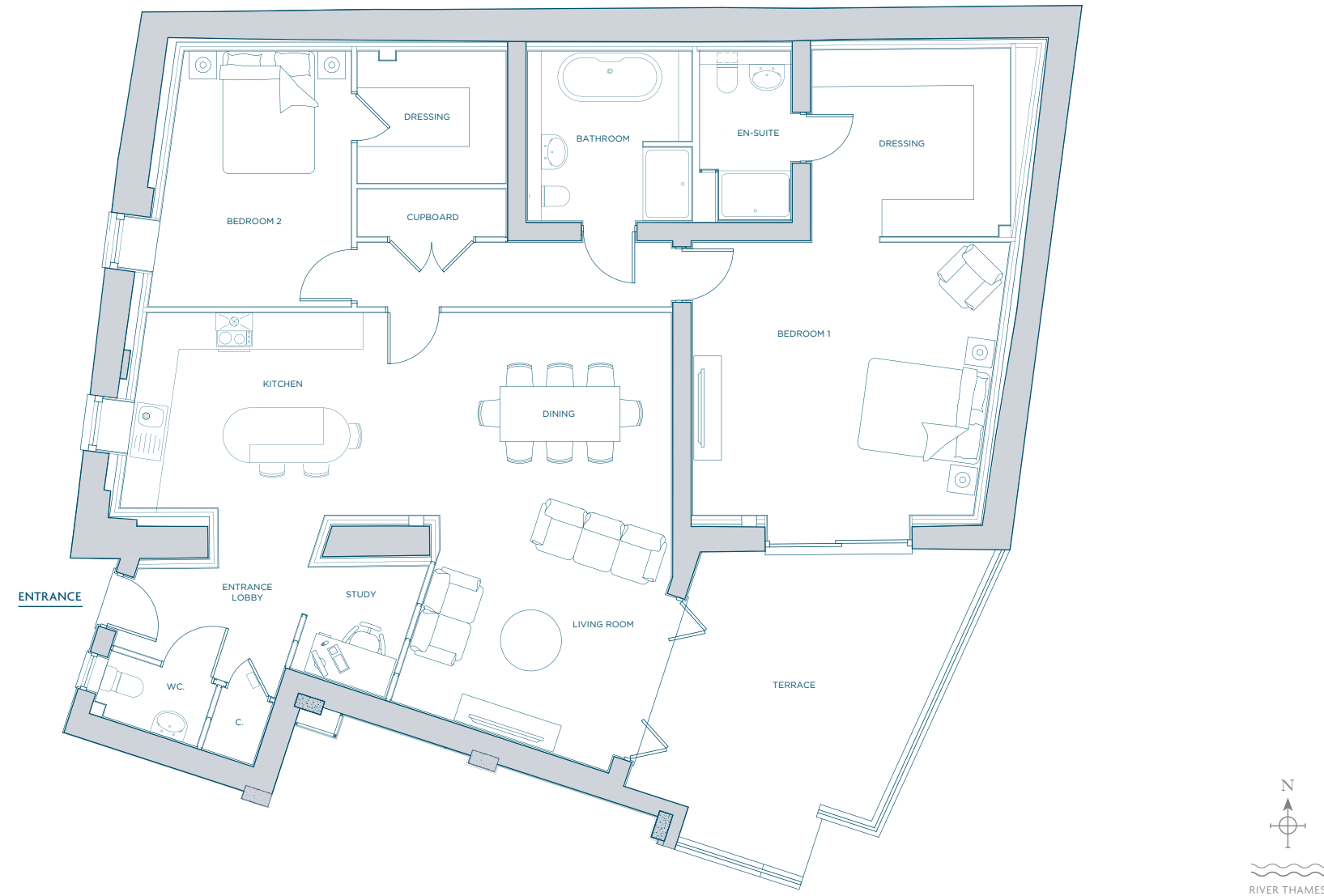
p42



*The Bell, Leigh Hill*  
FRONT ELEVATION

# Nº.1 The Bell

2 Bedrooms • 1388 sq ft • Lower Ground

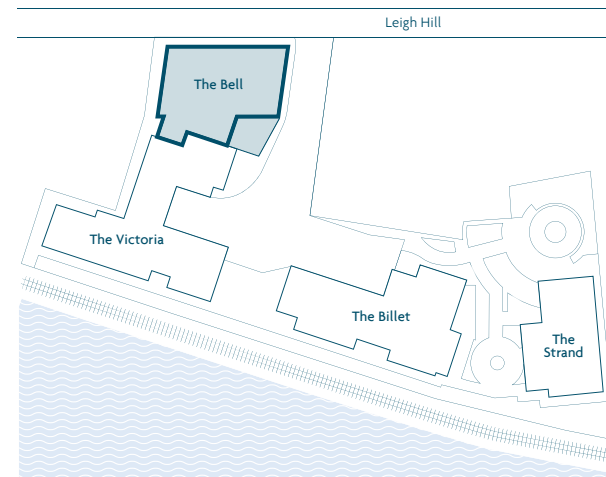


SOUTH ELEVATION  
REAR



.....  
LG  
.....

APARTMENT LOCATION



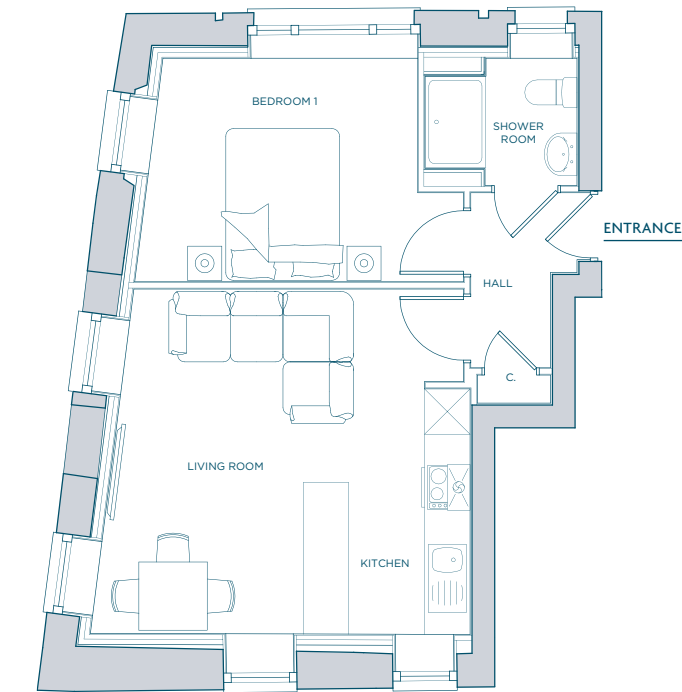
DIMENSIONS

LIVING ROOM	4.12m x 3.72m	13'6" x 12'2"
KITCHEN/DINING	9.01m x 3.19m	29'7" x 10'6"
STUDY AREA	1.64m x 1.73m	5'4" x 5'8"
BEDROOM 1	5.19m x 4.45m	17'0" x 14'7"
BEDROOM 2	3.32m x 4.18m	10'10" x 13'8"
TERRACE	20.6m <sup>2</sup>	222 sq ft

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# Nº.2 The Bell

1 Bedroom • 438 sq ft • Ground Floor

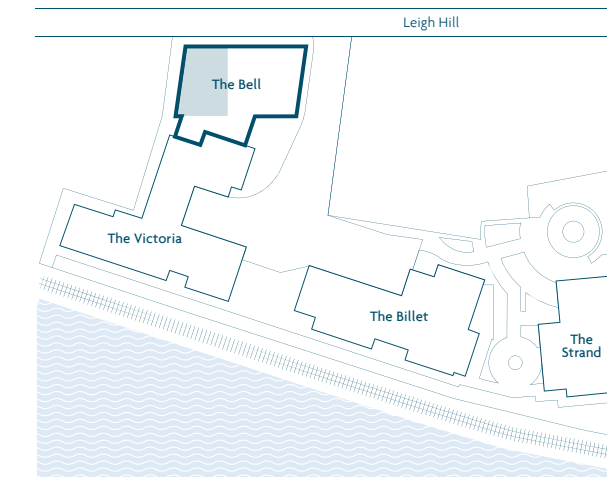


NORTH ELEVATION  
FRONT



.....  
G  
.....

APARTMENT LOCATION



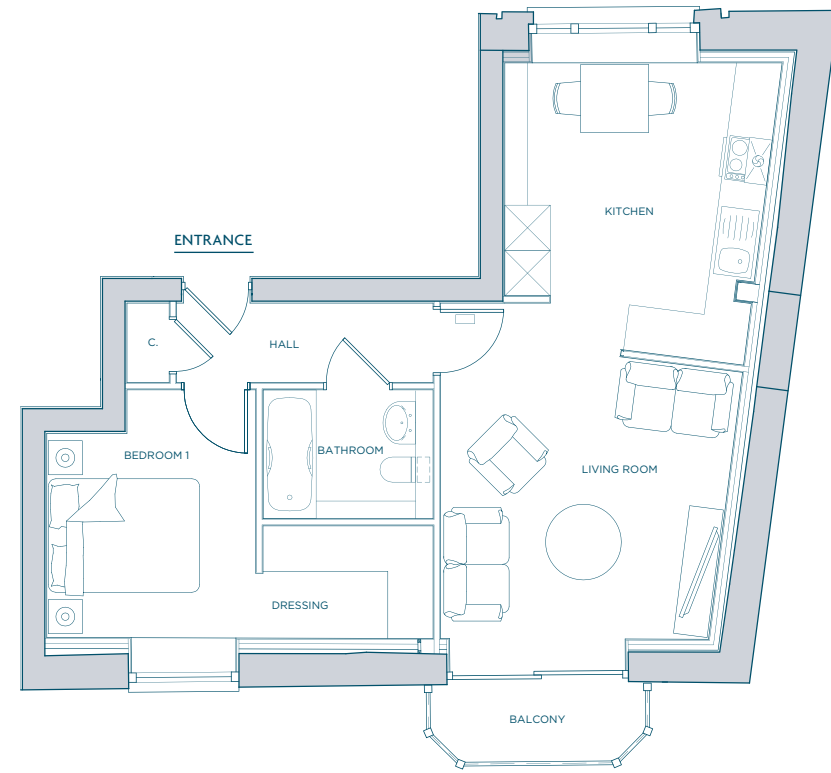
DIMENSIONS

LIVING ROOM/KITCHEN	5.01m x 4.56m	16'5" x 14'11"
BEDROOM	3.73m x 2.95m	12'3" x 9'8"

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# Nº.3 The Bell

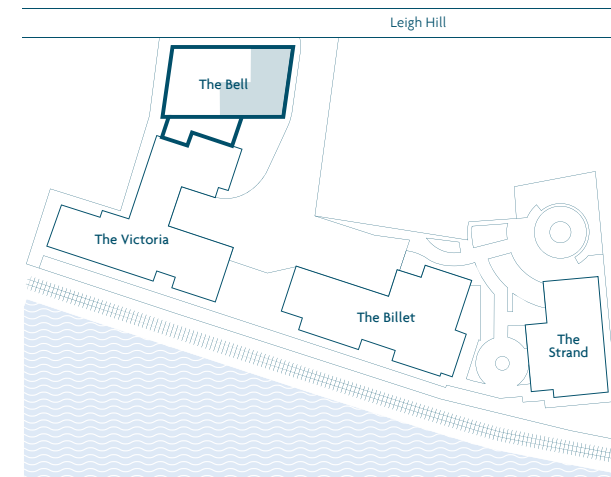
1 Bedroom • 537 sq ft • Ground Floor



## NORTH ELEVATION FRONT



## APARTMENT LOCATION



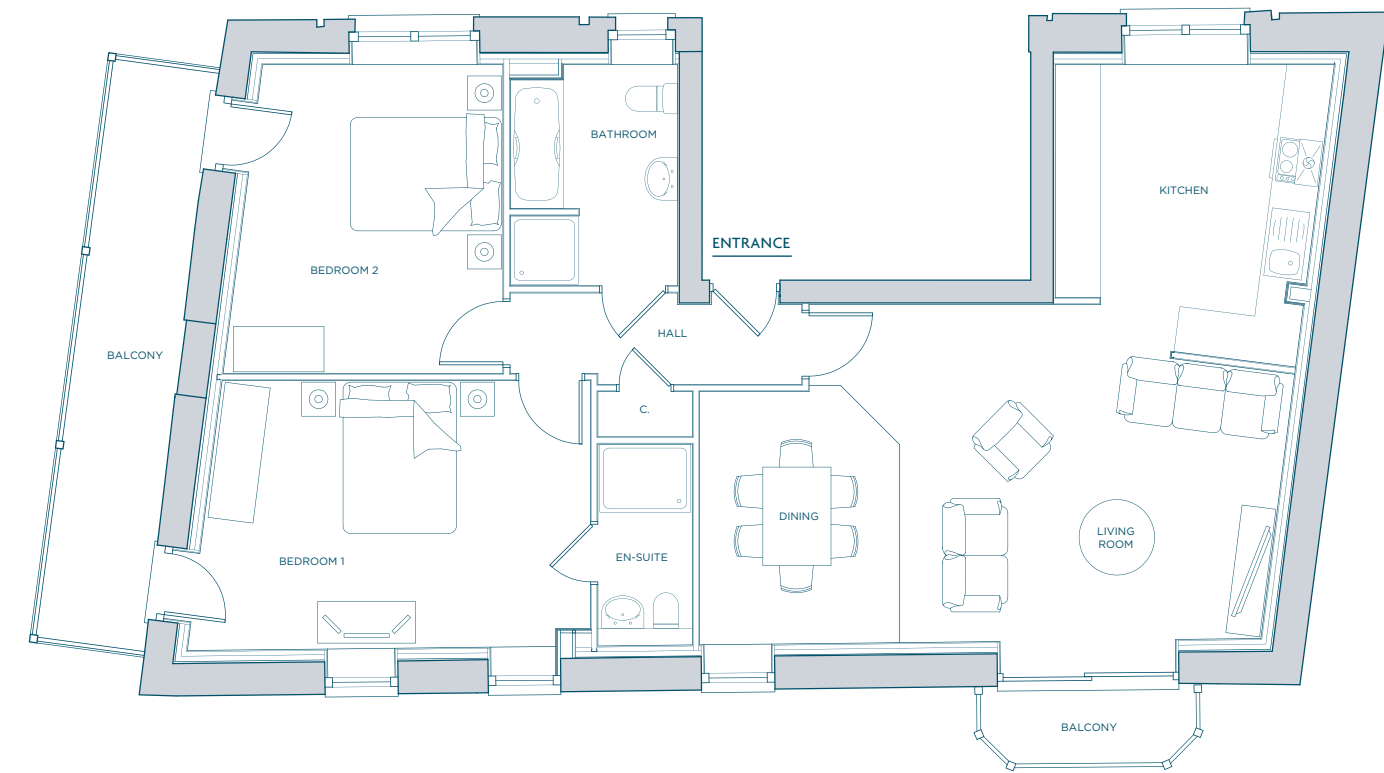
## DIMENSIONS

LIVING ROOM	4.00m x 3.74m	13'1" x 12'3"
KITCHEN	3.67m x 4.03m	12'0" x 13'2"
BEDROOM	2.77m x 3.28m	9'1" x 10'9"
BALCONY	2.7m <sup>2</sup>	29 sq ft

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# Nº.4 The Bell

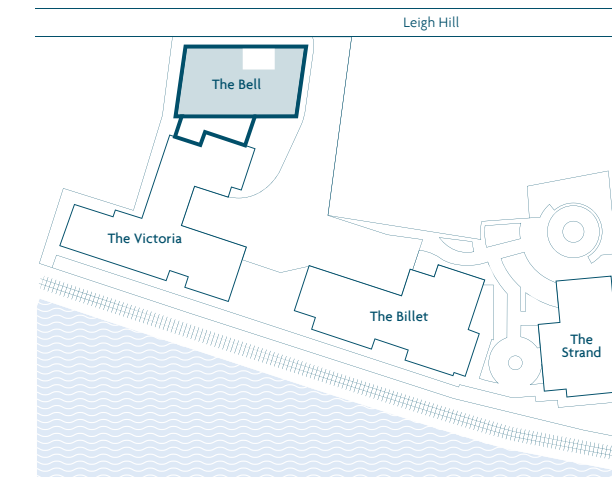
2 Bedrooms • 1008 sq ft • First Floor



## NORTH ELEVATION FRONT



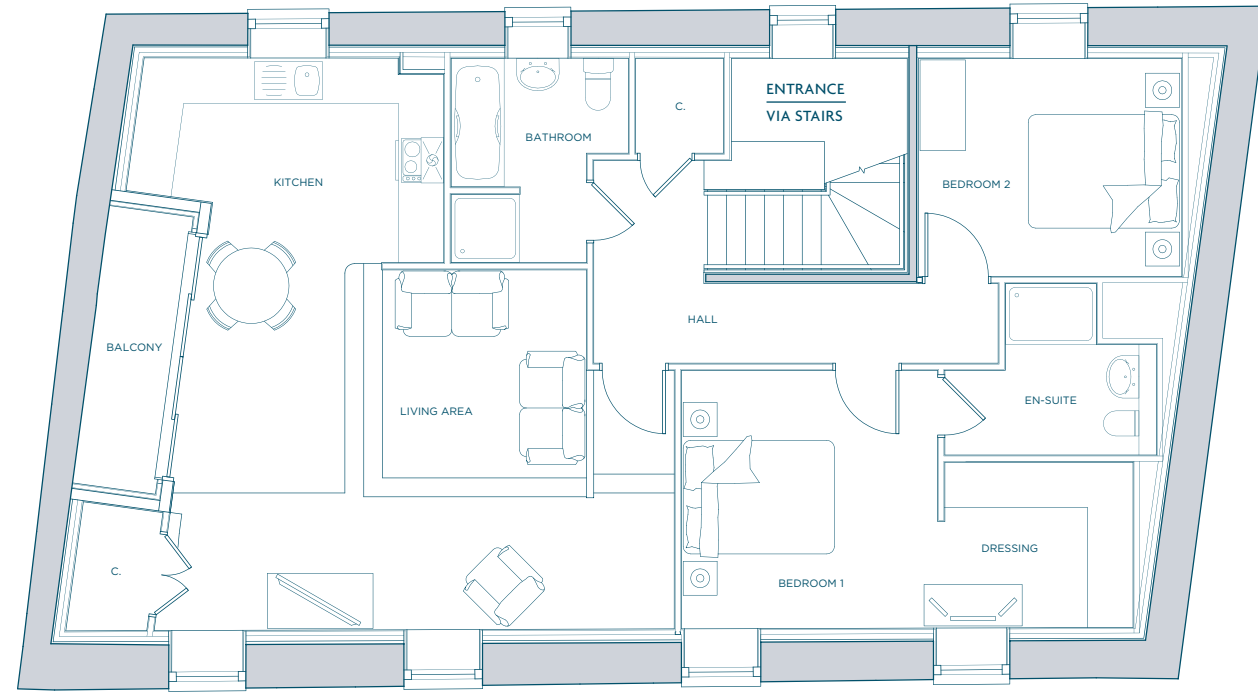
## APARTMENT LOCATION



## DIMENSIONS

LIVING ROOM	5.22m x 4.41m	17'2" x 14'6"
KITCHEN	3.69m x 4.03m	12'1" x 13'3"
DINING	2.65m x 3.35m	8'8" x 11'0"
BEDROOM 1	5.33m x 3.57m	17'6" x 11'8"
BEDROOM 2	3.70m x 4.08m	12'2" x 13'5"
BALCONY 1	10.9m <sup>2</sup>	117 sq ft
BALCONY 2	2.7m <sup>2</sup>	29 sq ft

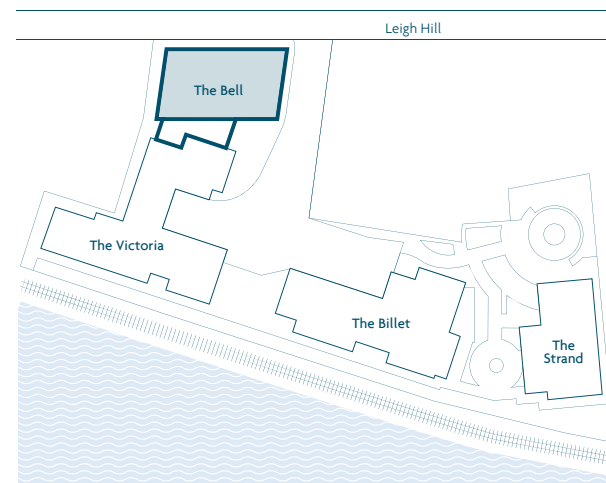
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NORTH ELEVATION  
FRONT



APARTMENT LOCATION



DIMENSIONS

LIVING ROOM	6.88m x 4.77m	22'7" x 15'8"
KITCHEN	4.20m x 2.70m	13'9" x 8'10"
BEDROOM 1	3.39m x 3.42m	11'1" x 11'2"
BEDROOM 2	3.48m x 2.88m	11'5" x 9'5"
BALCONY	4.1m <sup>2</sup>	44 sq ft

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*Floor Plans*

*The Victoria*

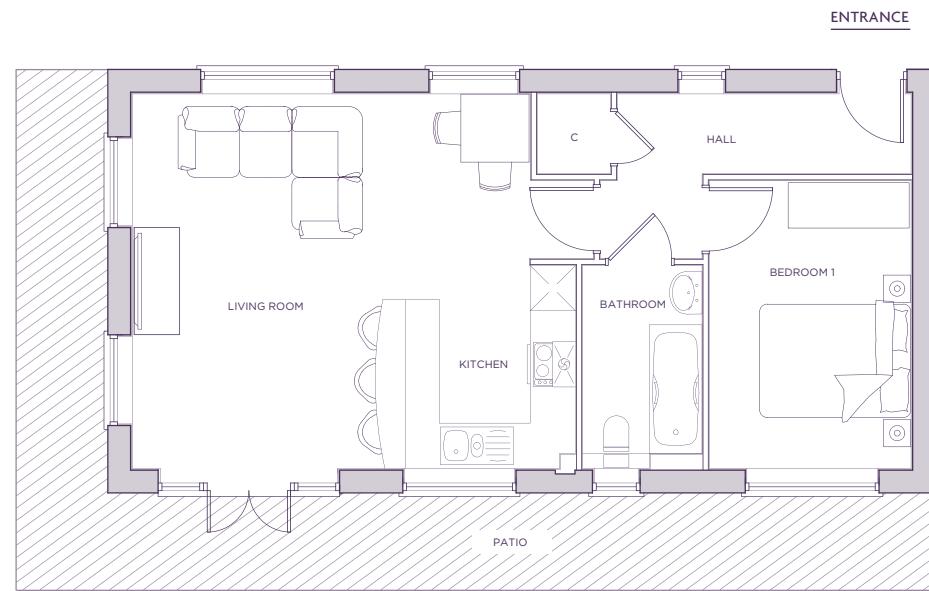
No.6 <i>One bedroom. Ground Floor. 552 sq ft.</i>	p46
No.7 <i>Two bedrooms. Ground Floor. 627 sq ft.</i>	p47
No.8 <i>One bedroom. First Floor. 604 sq ft.</i>	p48
No.9 <i>Two bedrooms. First Floor. 593 sq ft.</i>	p49
No.10 <i>Two bedrooms. First Floor. 763 sq ft.</i>	p50
No.11 <i>One bedroom. Second Floor. 620 sq ft.</i>	p51
No.12 <i>Two bedrooms. Second Floor. 771 sq ft.</i>	p52
No.13 <i>Two bedrooms. Second &amp; Third Floor. 1041 sq ft.</i>	p53



*The Victoria*  
FRONT ELEVATION

# Nº.6 The Victoria

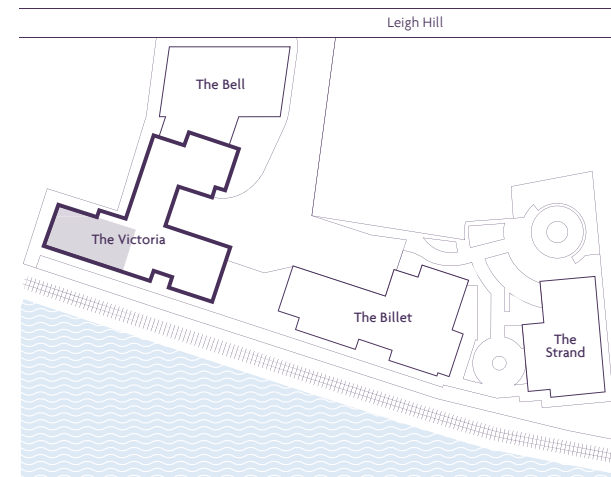
1 Bedroom • 552 sq ft • Ground Floor



## SOUTH ELEVATION FRONT



## APARTMENT LOCATION



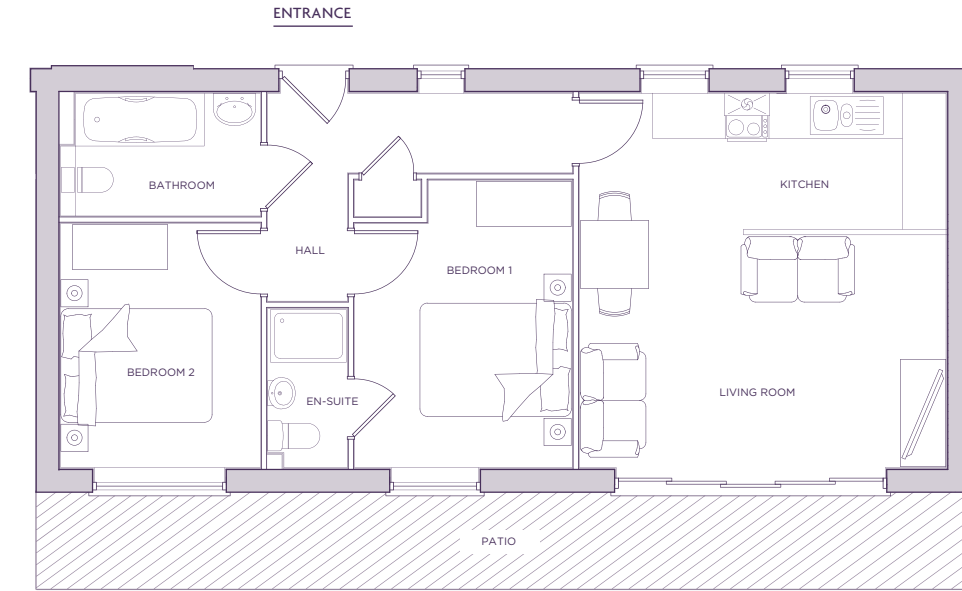
## DIMENSIONS

LIVING/KITCHEN	5.86m x 4.95m	19'3" x 16'3"
BEDROOM	2.67m x 3.80m	8'9" x 12'6"
PATIO	22.2m <sup>2</sup>	239 sq ft

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# Nº.7 The Victoria

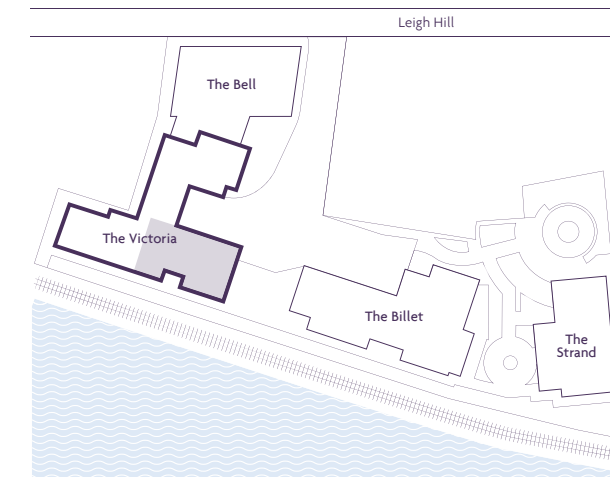
2 Bedrooms • 627 sq ft • Ground Floor



## SOUTH ELEVATION FRONT



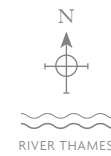
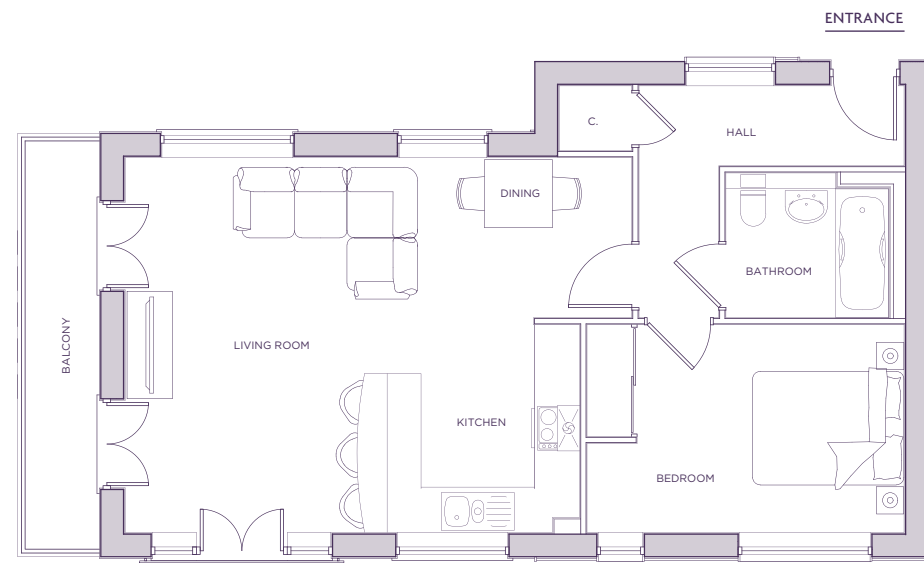
## APARTMENT LOCATION



## DIMENSIONS

LIVING ROOM/KITCHEN	4.85m x 4.96m	15'11" x 16'3"
BEDROOM 1	2.88m x 3.80m	9'5" x 12'6"
BEDROOM 2	2.64m x 3.24m	8'8" x 10'7"
PATIO	16.4m <sup>2</sup>	177 sq ft

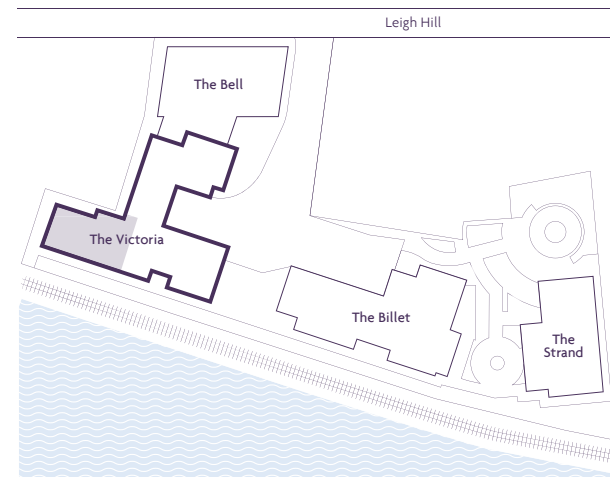
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SOUTH ELEVATION FRONT



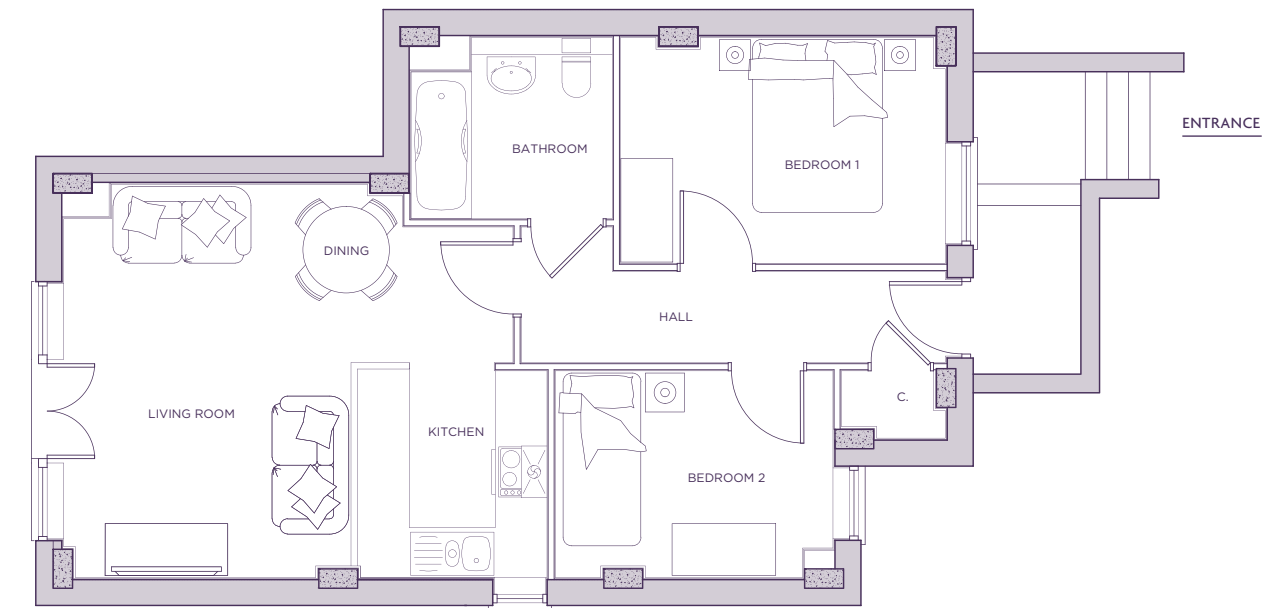
APARTMENT LOCATION



DIMENSIONS

LIVING/KITCHEN/DINING	6.70m x 4.96m	22'0" x 16'3"
BEDROOM	4.19m x 2.75m	13'9" x 9'0"
BALCONY	5.3m <sup>2</sup>	57 sq ft

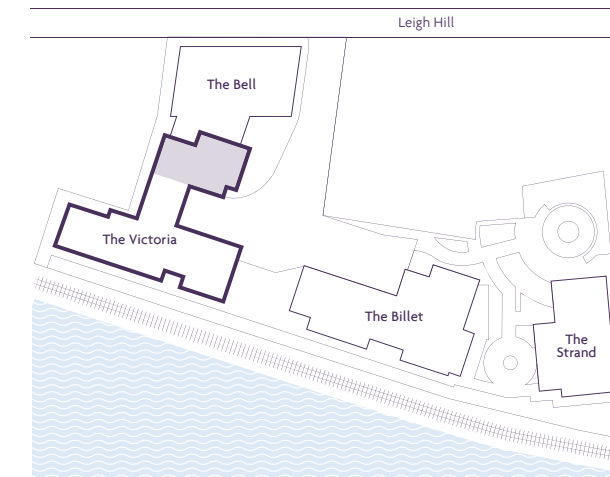
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EAST ELEVATION SIDE



APARTMENT LOCATION



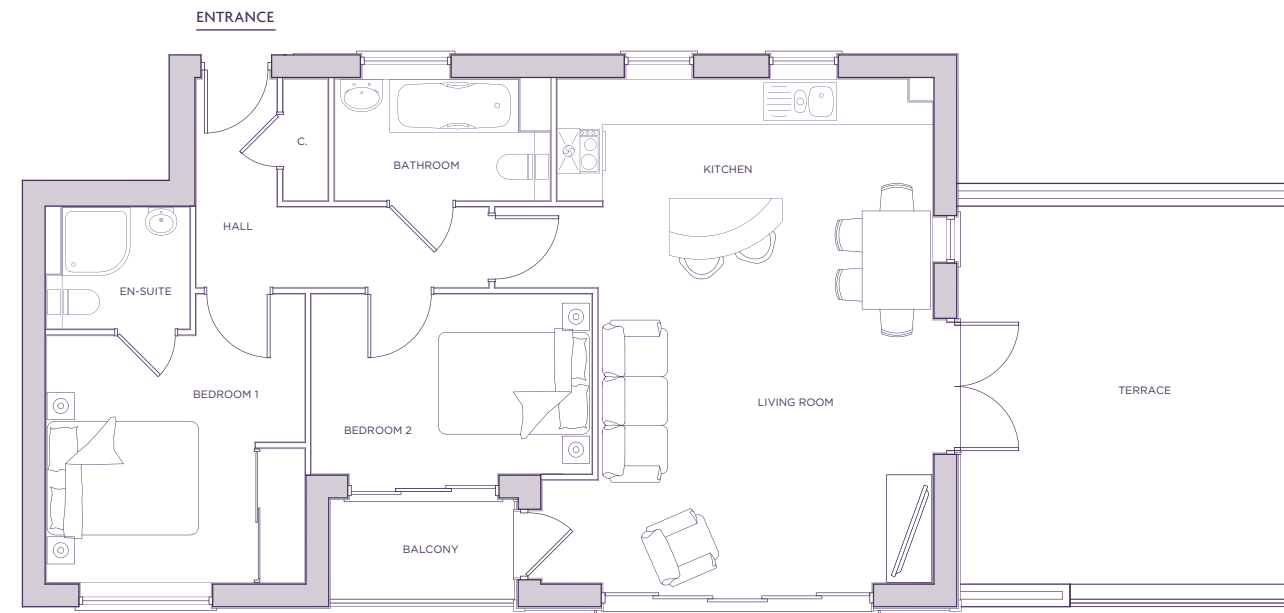
DIMENSIONS

LIVING ROOM	3.32m x 4.56m	10'11" x 15'0"
KITCHEN	2.19m x 2.40m	7'2" x 7'10"
BEDROOM 1	3.76m x 2.62m	12'4" x 8'7"
BEDROOM 2	3.22m x 2.40m	10'7" x 7'10"

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# Nº.10 The Victoria

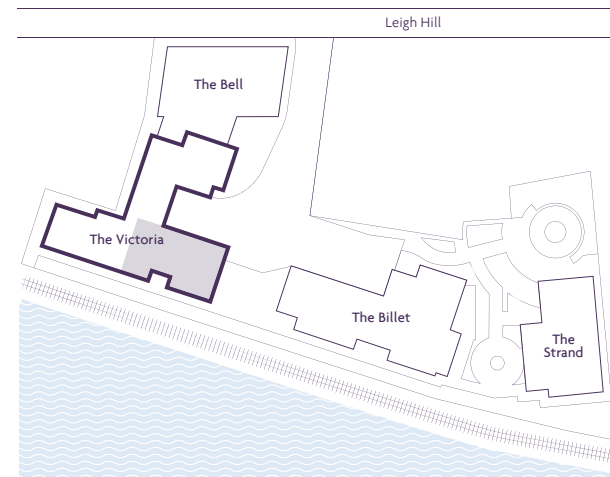
2 Bedrooms • 763 sq ft • First Floor



SOUTH ELEVATION FRONT



APARTMENT LOCATION



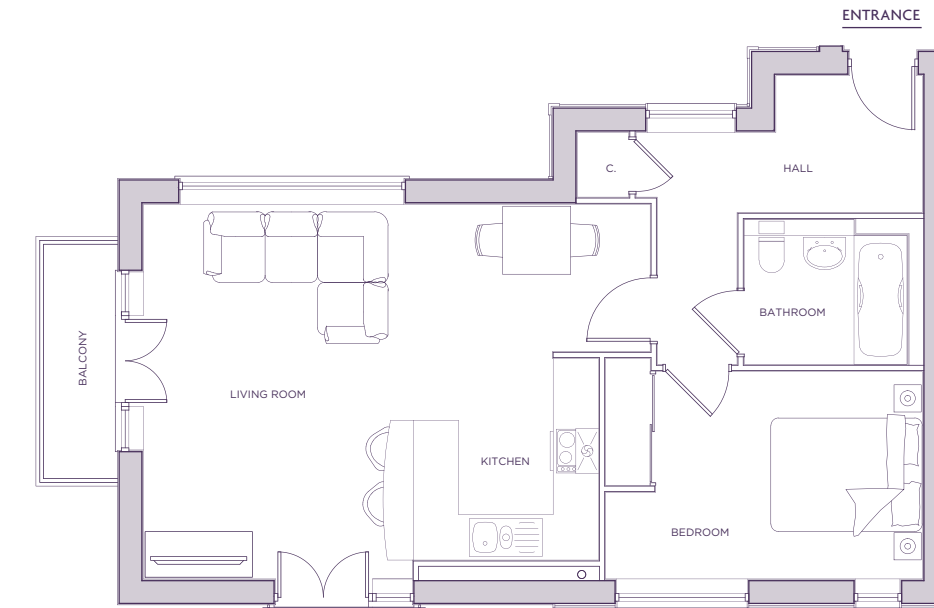
DIMENSIONS

LIVING ROOM/KITCHEN	4.41m x 6.66m	14'6" x 21'10"
BEDROOM 1	3.41m x 3.81m	11'2" x 12'6"
BEDROOM 2	3.71m x 2.37m	12'2" x 7'9"
TERRACE	25.5m <sup>2</sup>	274 sq ft
BALCONY	3.2m <sup>2</sup>	34 sq ft

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# Nº.11 The Victoria

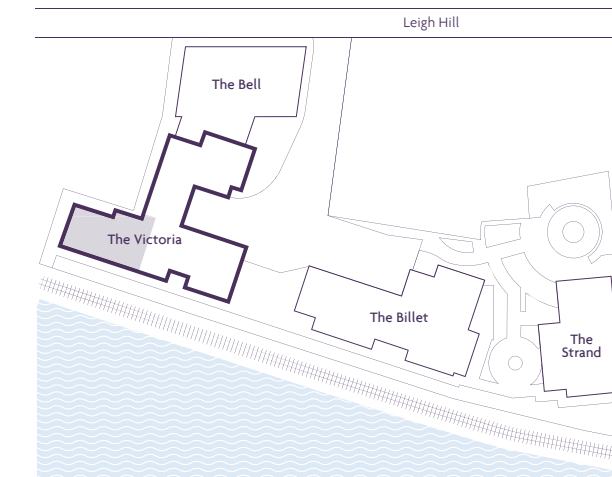
1 Bedroom • 620 sq ft • Second Floor



SOUTH ELEVATION FRONT



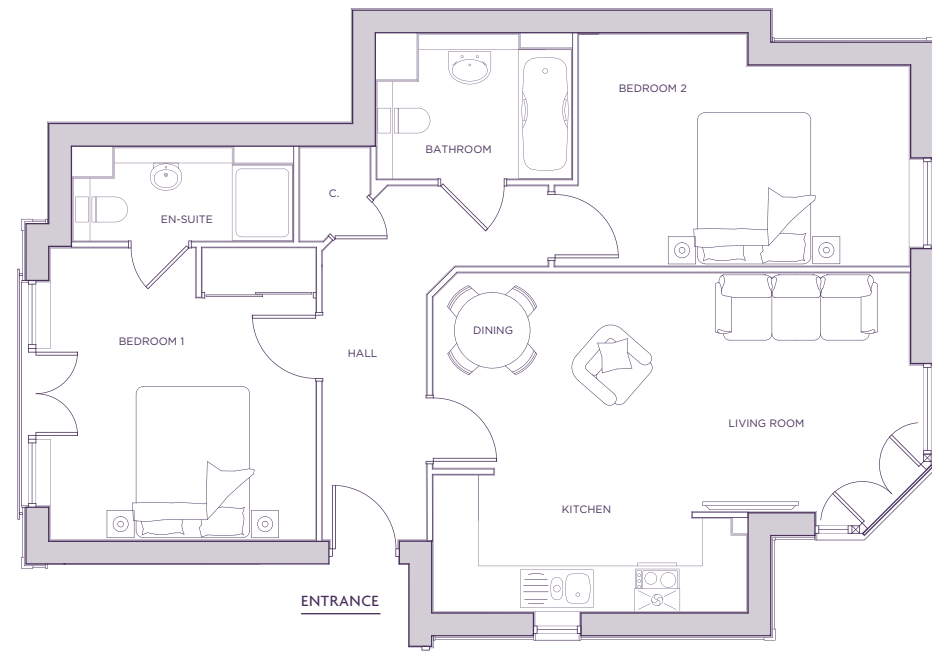
APARTMENT LOCATION



DIMENSIONS

LIVING ROOM/KITCHEN	6.70m x 4.96m	22'0" x 16'3"
BEDROOM	4.19m x 2.74m	13'9" x 9'0"
BALCONY	3m <sup>2</sup>	32 sq ft

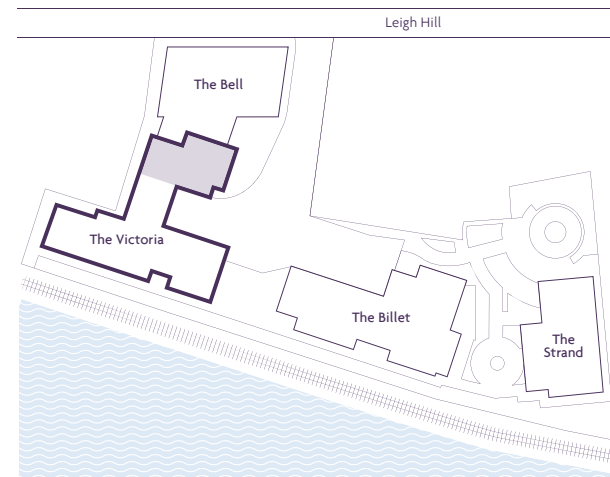
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EAST ELEVATION SIDE



APARTMENT LOCATION

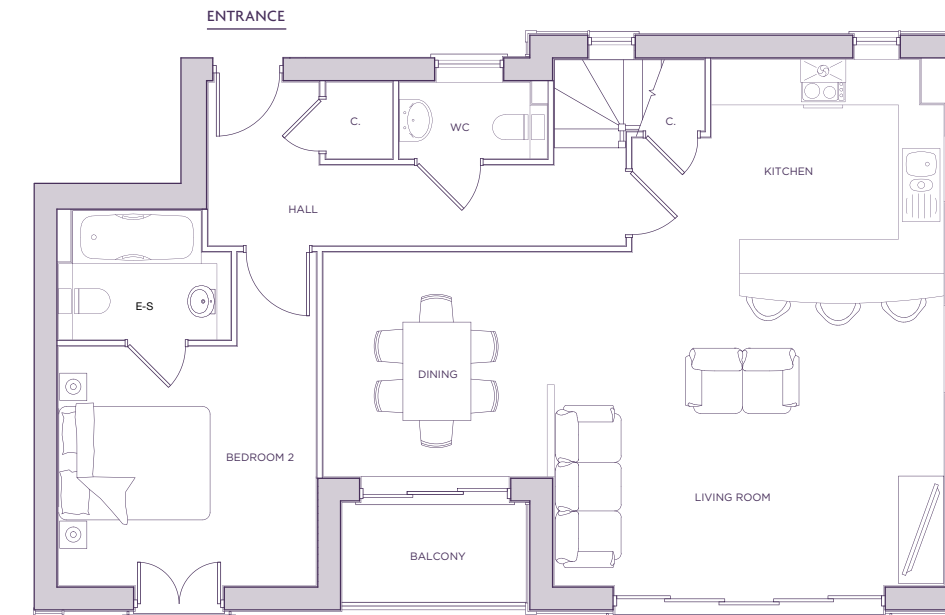


DIMENSIONS

LIVING/KITCHEN/DINING	6.29m x 4.48m	20'8" x 14'8"
BEDROOM 1	3.50m x 3.86m	11'6" x 12'8"
BEDROOM 2	4.37m x 3.06m	14'4" x 10'0"

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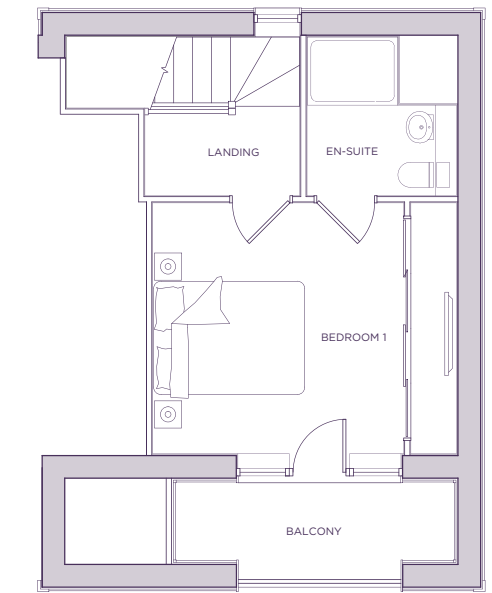
SECOND FLOOR



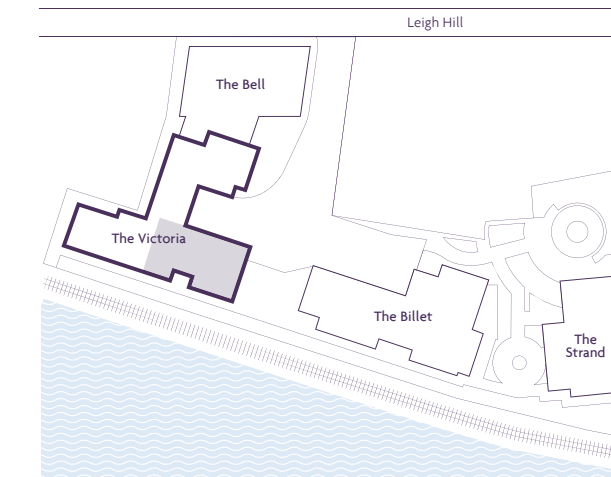
SOUTH ELEVATION FRONT



THIRD FLOOR



APARTMENT LOCATION



DIMENSIONS

LIVING ROOM/KITCHEN	5.16m x 6.96m	16'11" x 22'10"
DINING	2.96m x 2.96m	9'9" x 9'9"
BEDROOM 1	3.32m x 3.32m	10'10" x 10'11"
BEDROOM 2	3.41m x 3.16m	11'2" x 10'4"
BALCONY 1	3.2m <sup>2</sup>	34 sq ft
BALCONY 2	3.8m <sup>2</sup>	41 sq ft

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## The Billet

No.14 *Two bedrooms. First Floor. 893 sq ft.*

p56

No.15 *Two bedrooms. First Floor. 837 sq ft.*

p57

No.16 *Three bedrooms. Second & Third Floor. 1333 sq ft.*

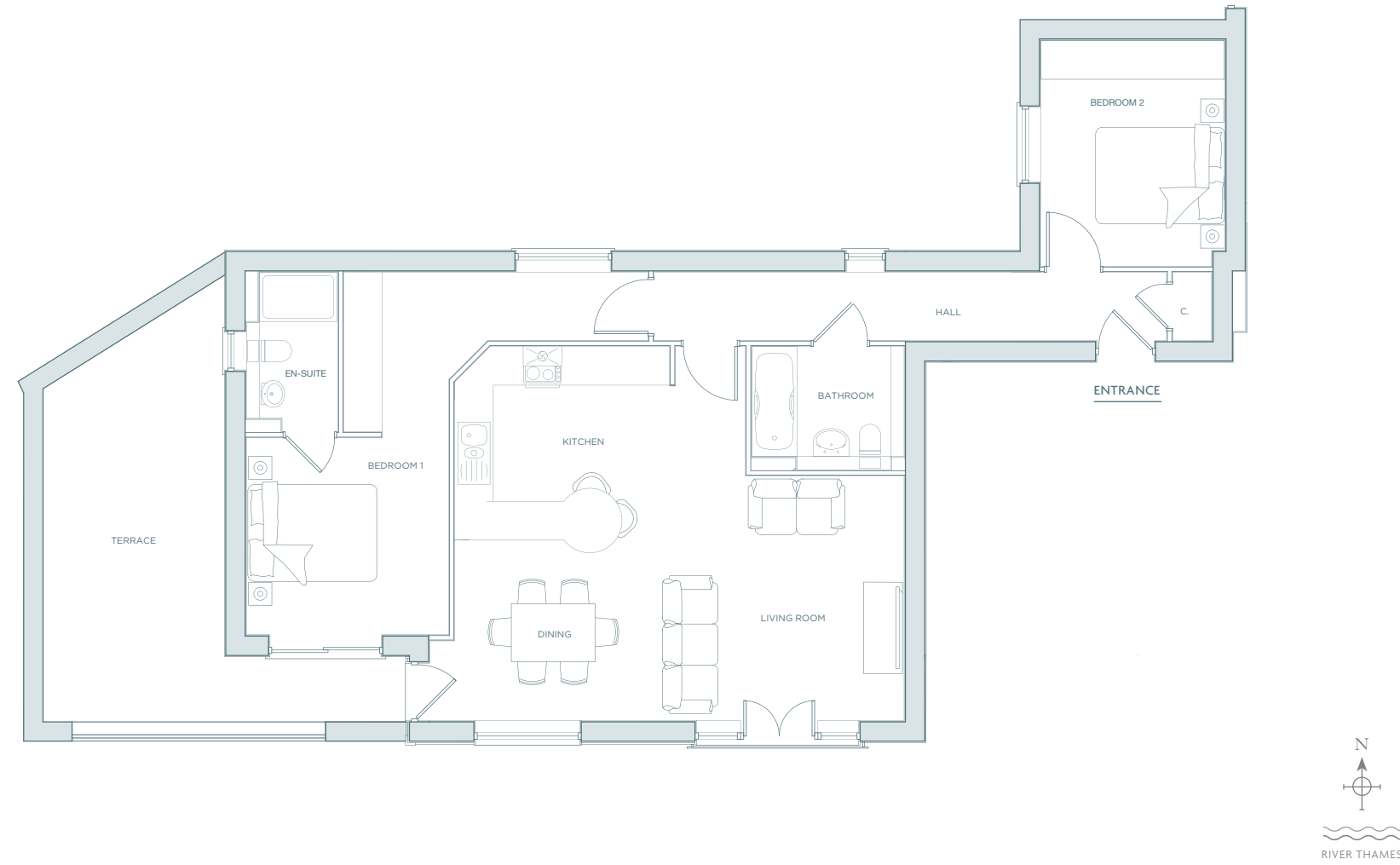
p58

No.17 *Three bedrooms. Second & Third Floor. 1666 sq ft.*

p59



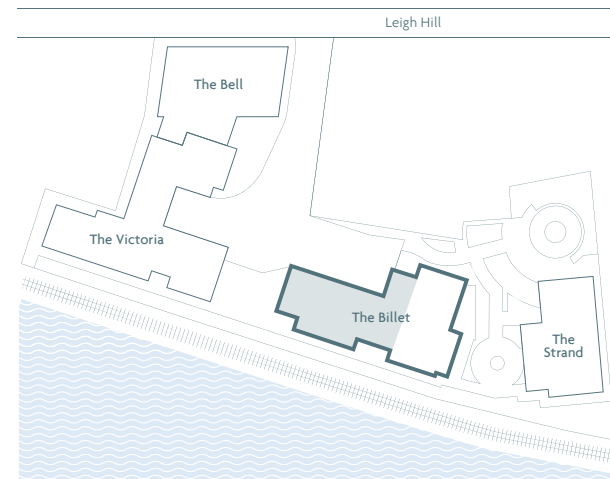
*The Billet*  
FRONT ELEVATION



SOUTH ELEVATION FRONT



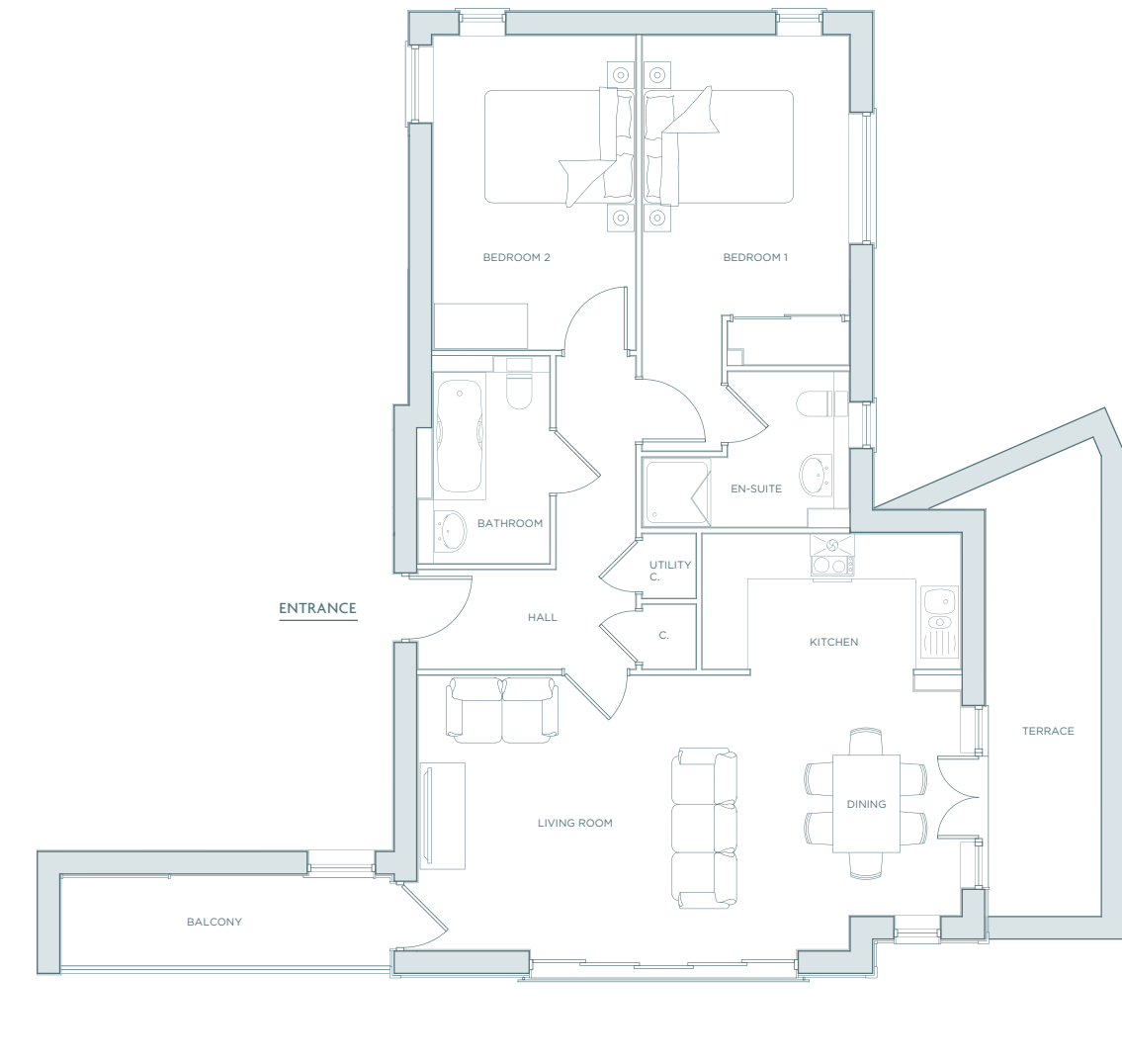
APARTMENT LOCATION



DIMENSIONS

LIVING/KITCHEN/DINING	6.98m x 5.81m	22'11" x 19'1"
BEDROOM 1	3.14m x 3.06m	10'3" x 10'0"
BEDROOM 2	2.85m x 3.51m	9'4" x 11'6"
TERRACE	19.9m <sup>2</sup>	214 sq ft

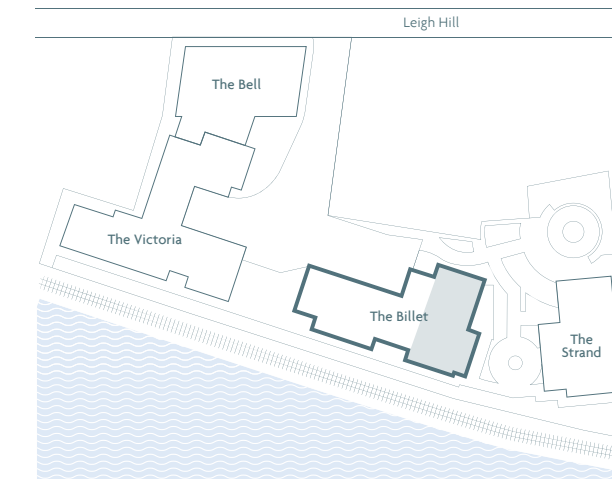
The plans and measurements shown are for general guidance only and are subject to change. Dimensions are based on the longest measurable distance in two directions across each space subject to the shape of the space. Areas are based on the measured perimeter of the space. All figures are based on drawn information. Although as accurate as possible at the time of publication they cannot be relied upon for complete accuracy and do not constitute a contract or warranty. July 2017



SOUTH ELEVATION FRONT



APARTMENT LOCATION

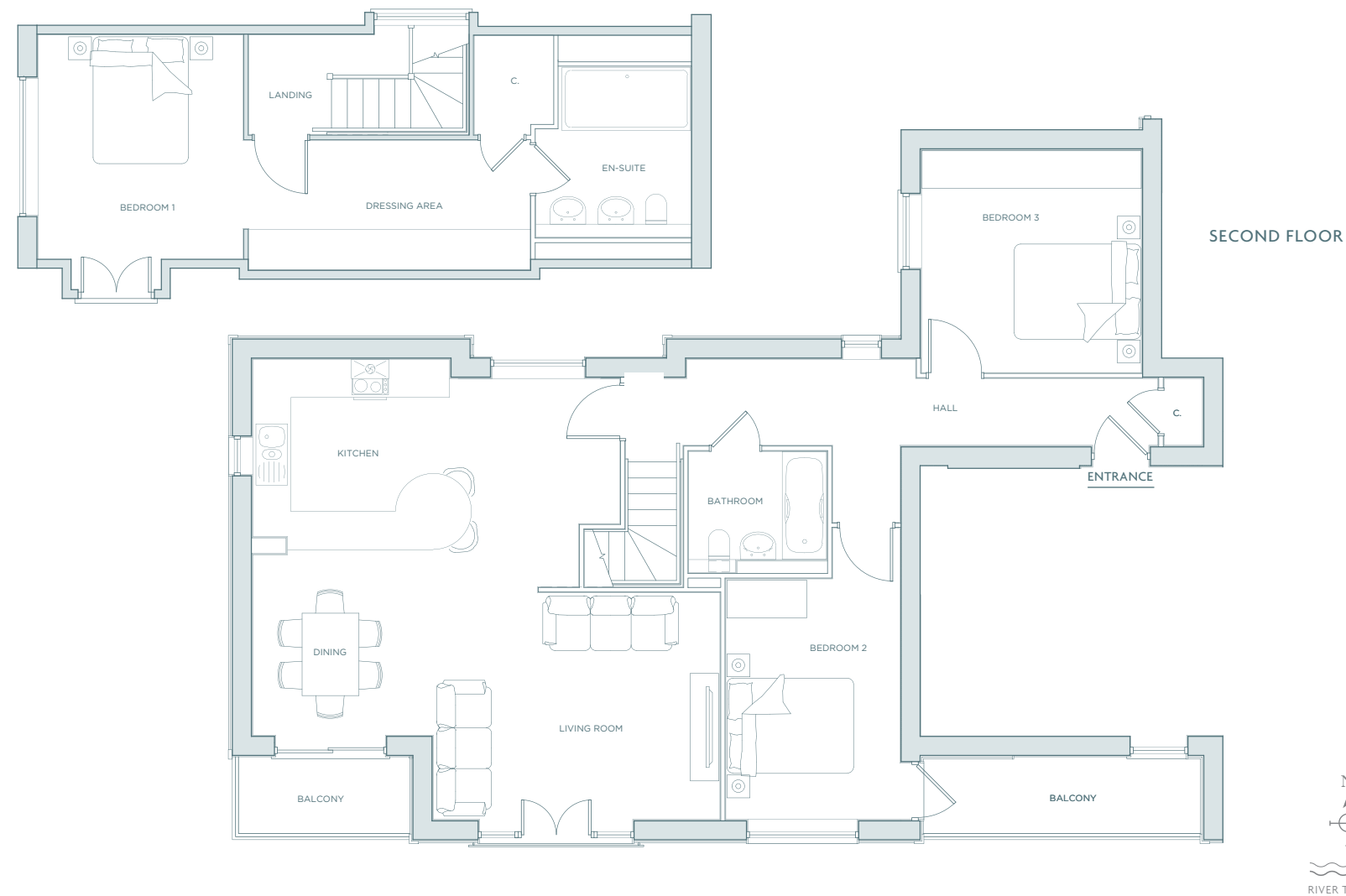


DIMENSIONS

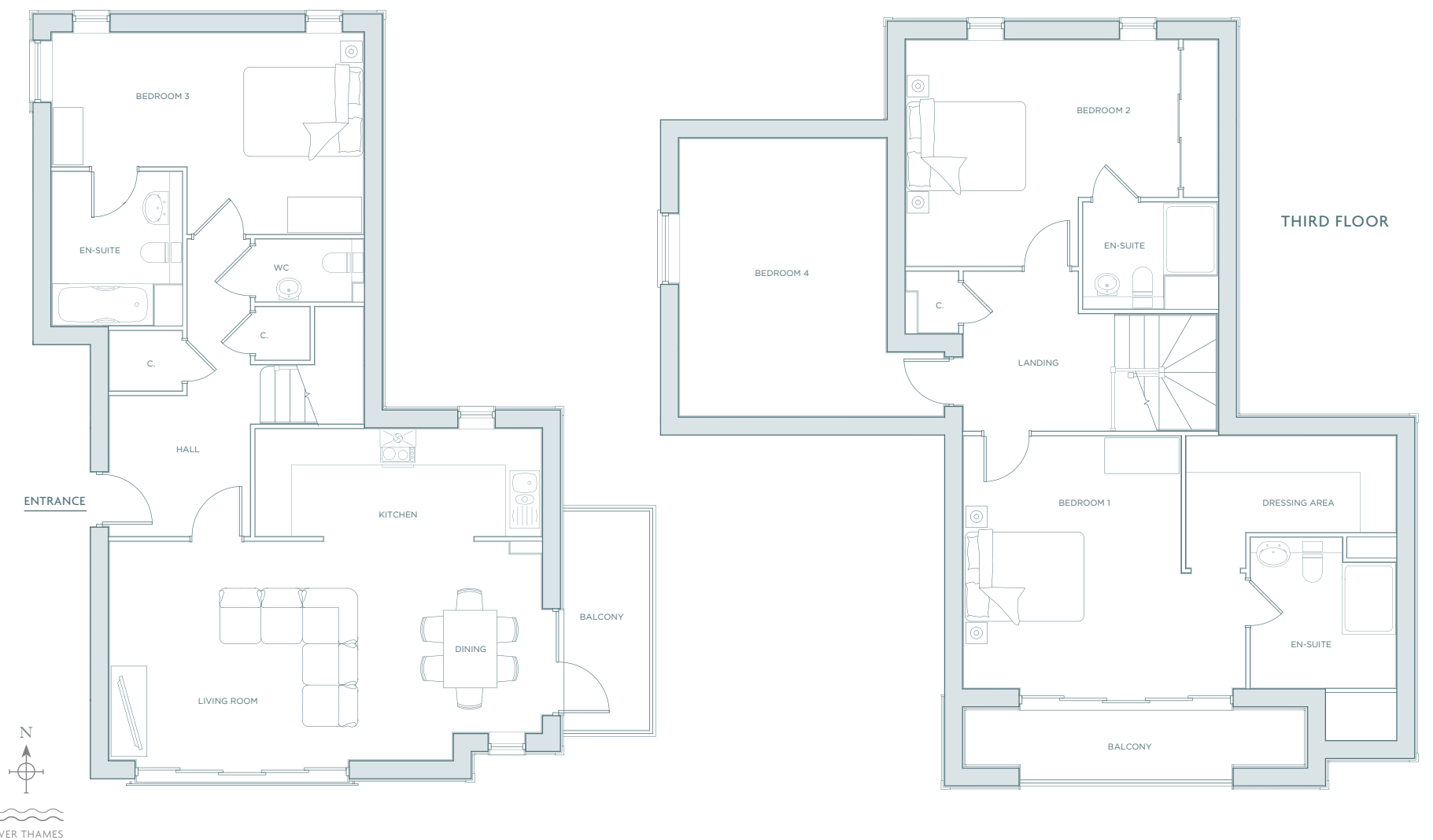
LIVING ROOM/DINING	7.26m x 3.66m	23'10" x 12'0"
KITCHEN	3.45m x 1.80m	11'4" x 5'11"
BEDROOM 1	2.76m x 3.73m	9'0" x 12'3"
BEDROOM 2	2.71m x 4.19m	8'10" x 13'9"
TERRACE	9.5m <sup>2</sup>	102 sq ft
BALCONY	5.2m <sup>2</sup>	56 sq ft

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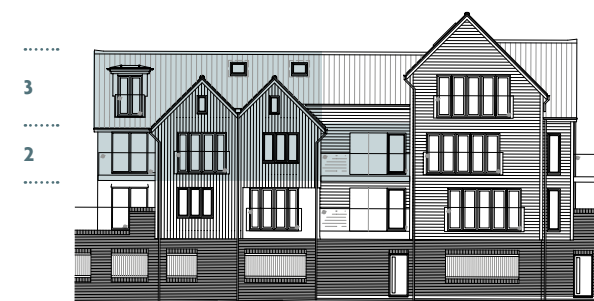
THIRD FLOOR



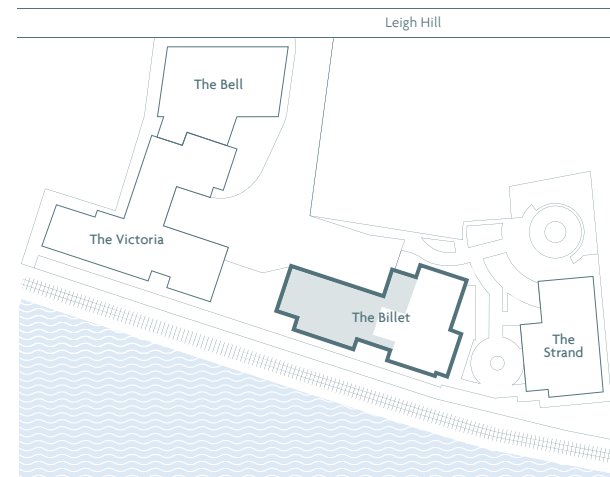
SECOND FLOOR



SOUTH ELEVATION FRONT



APARTMENT LOCATION



DIMENSIONS

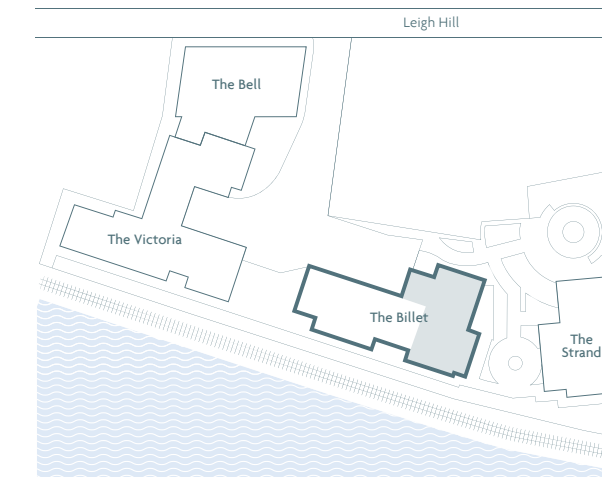
LIVING ROOM	4.52m x 3.57m	14'10" x 11'9"
KITCHEN	3.10m x 3.00m	10'2" x 9'10"
DINING	2.85m x 2.93m	9'4" x 9'7"
BEDROOM 1	3.23m x 3.52m	10'7" x 11'7"
BEDROOM 2	2.74m x 3.79m	9'0" x 12'5"
BEDROOM 3	3.47m x 3.50m	11'5" x 11'6"
BALCONY 1	3.2m <sup>2</sup>	34 sq ft
BALCONY 2	5.2m <sup>2</sup>	56 sq ft

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SOUTH ELEVATION FRONT



APARTMENT LOCATION



DIMENSIONS

LIVING/DINING	7.26m x 3.66m	23'10" x 12'0"
KITCHEN	4.80m x 1.80m	15'9" x 5'11"
BEDROOM 1	4.73m x 4.23m	15'6" x 13'10"
BEDROOM 2	4.57m x 3.79m	15'0" x 12'5"
BEDROOM 3	5.23m x 3.38m	17'2" x 11'1"
STUDY	3.47m x 4.66m	11'4" x 15'3"
BALCONY 1	5.3m <sup>2</sup>	57 sq ft
BALCONY 2	5.3m <sup>2</sup>	57 sq ft

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*Floor Plans*

*The Strand*

No.18 *One bedroom. Ground Floor. 663 sq ft.*

p62

No.19 *Two bedrooms. First Floor. 971 sq ft.*

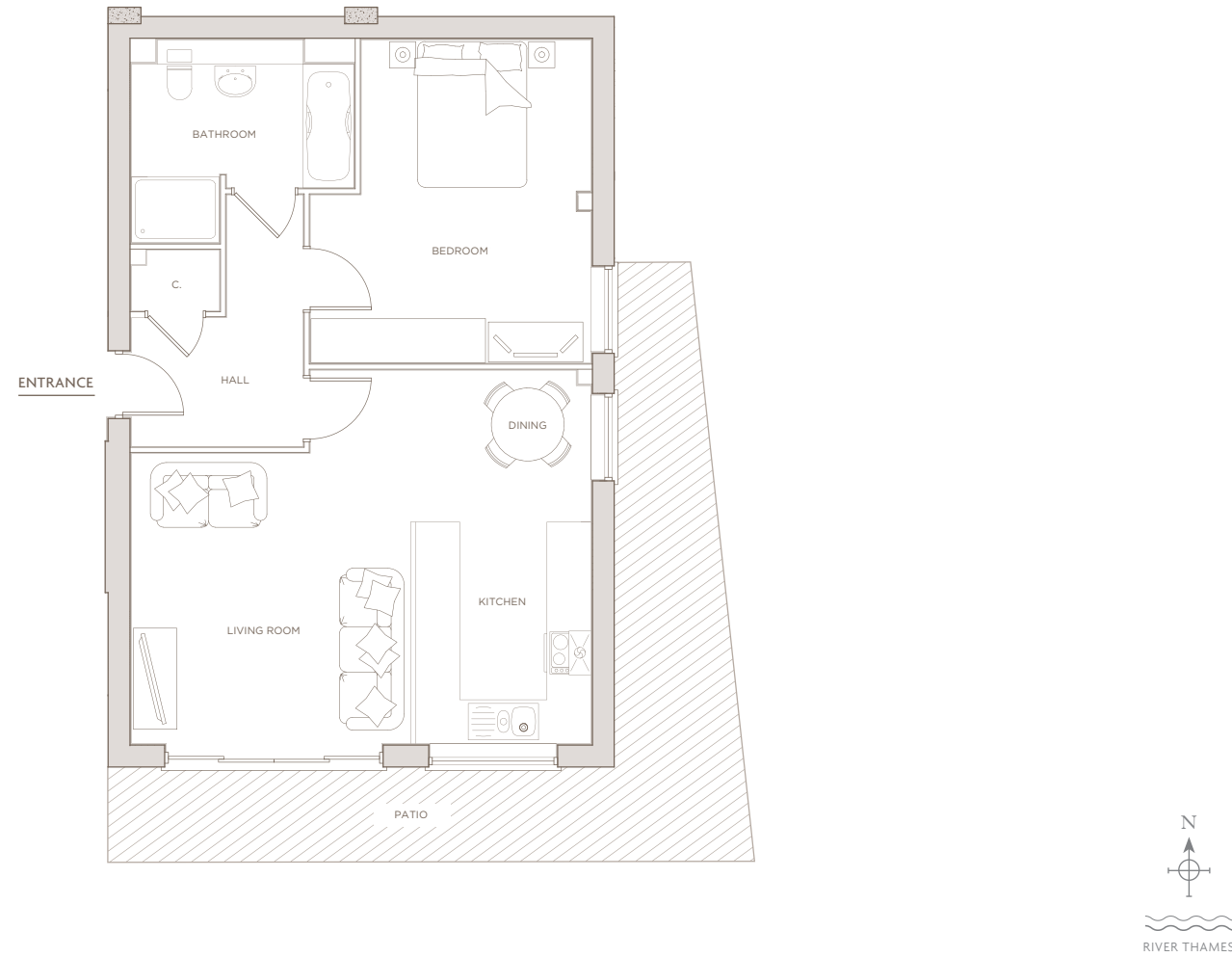
p63

No.20 *Three bedrooms. Second & Third Floor. 1554 sq ft.*

p64



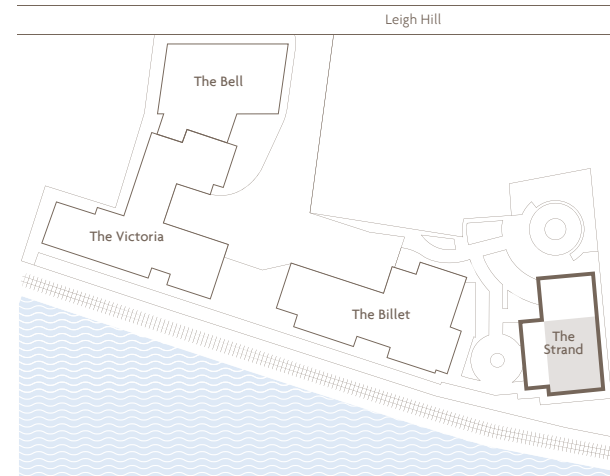
*The Strand*  
FRONT ELEVATION



SOUTH ELEVATION FRONT



APARTMENT LOCATION

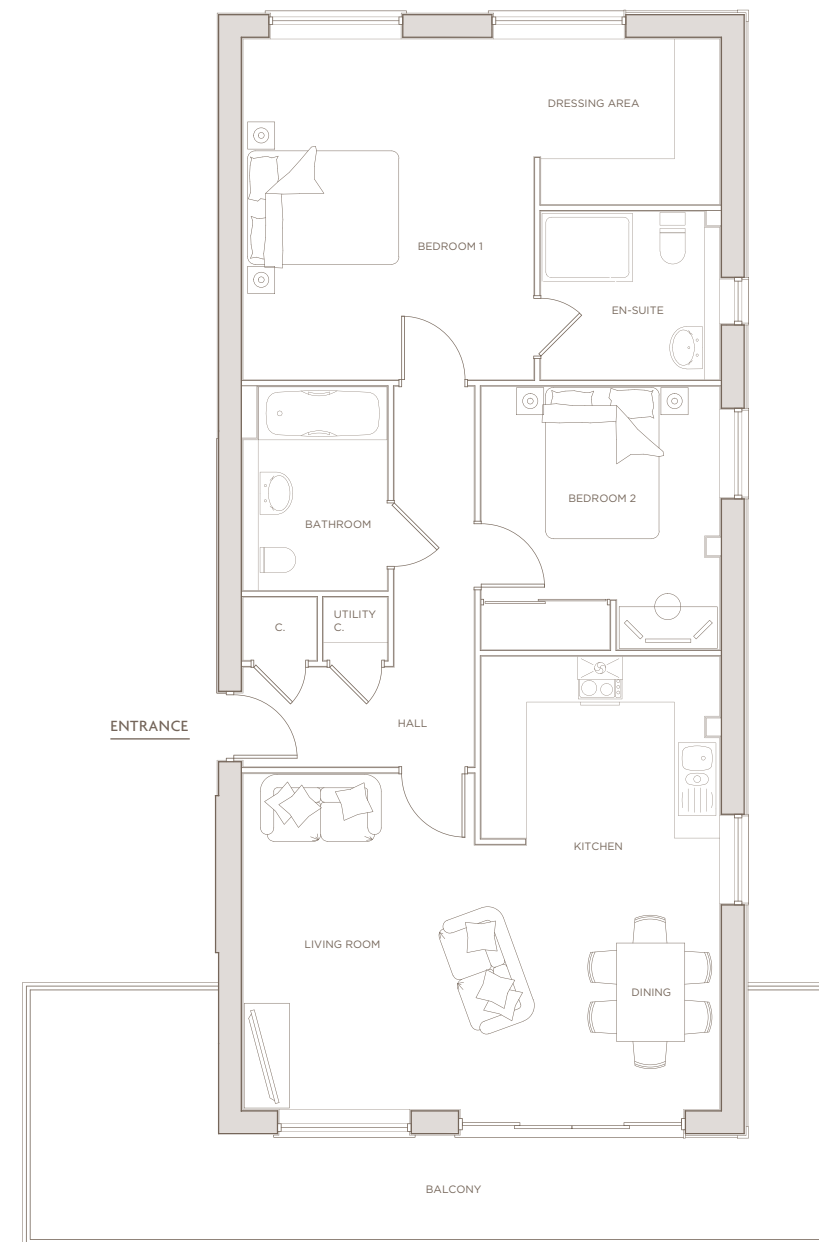


DIMENSIONS

LIVING ROOM	3.83m x 3.98m	12'7" x 13'1"
KITCHEN/DINING	2.40m x 5.12m	7'10" x 16'10"
BEDROOM	3.85m x 4.44m	12'8" x 14'7"

PATIO	22.1m <sup>2</sup>	238 sq ft
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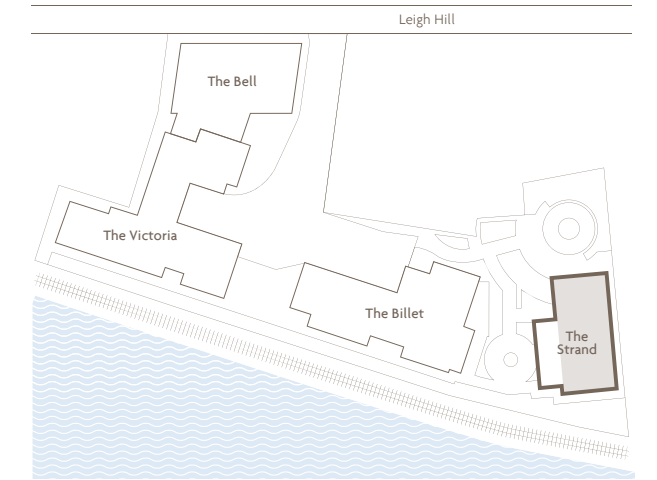
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SOUTH ELEVATION FRONT



APARTMENT LOCATION



DIMENSIONS

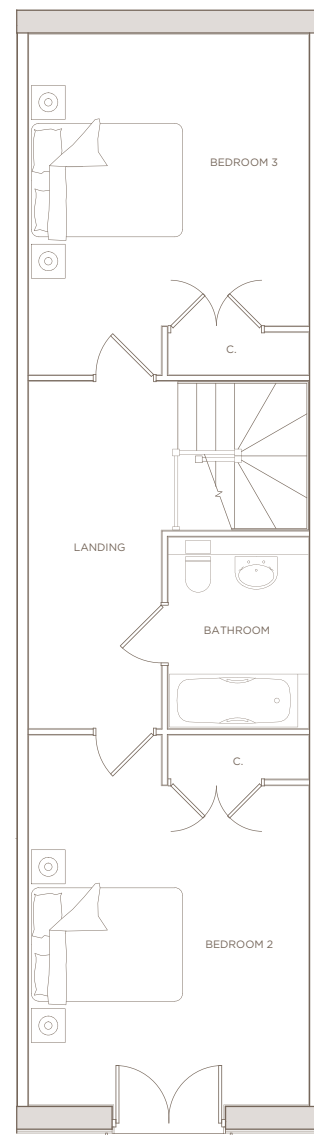
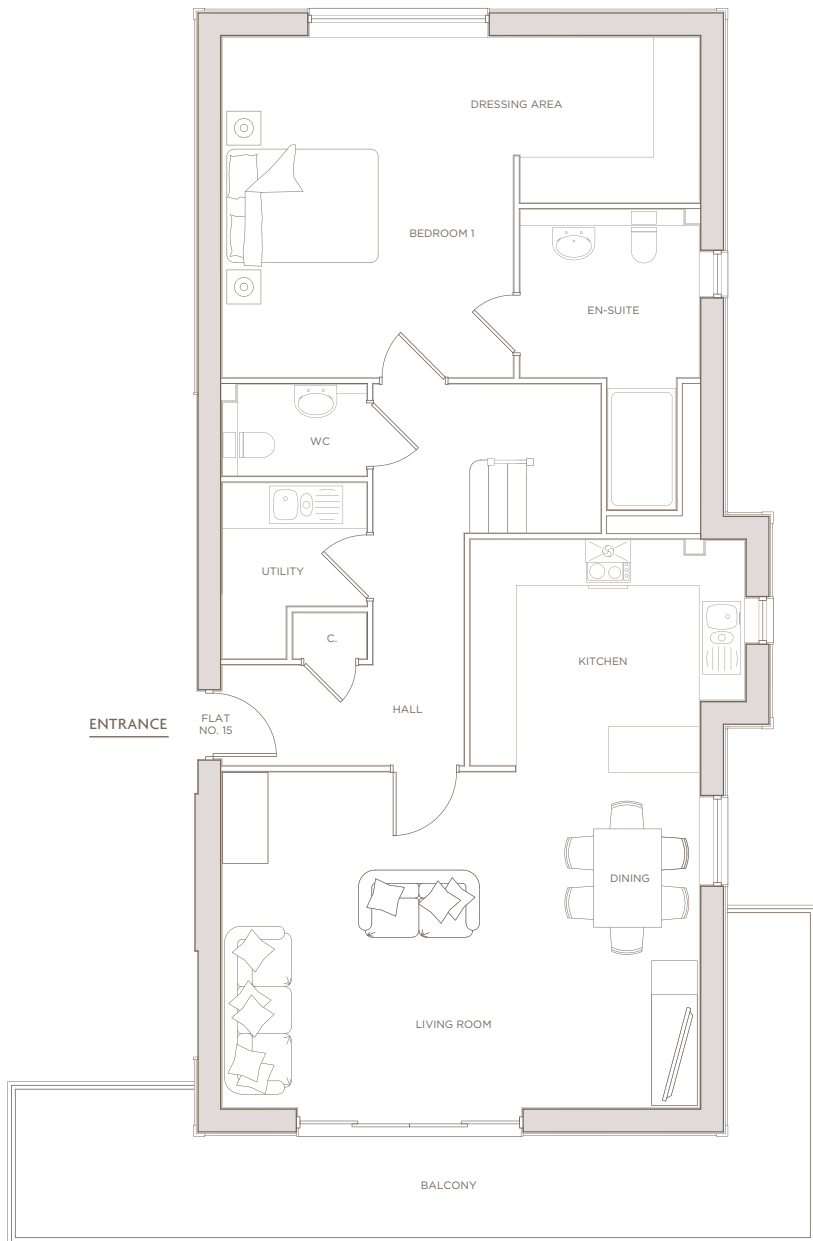
LIVING/DINING	6.31m x 4.43m	20'8" x 14'6"
KITCHEN	3.15m x 2.40m	10'4" x 7'10"
BEDROOM 1	3.84m x 4.51m	12'7" x 14'9"
BEDROOM 2	3.15m x 3.48m	10'4" x 11'5"

BALCONY	9.1m <sup>2</sup>	98 sq ft
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SECOND FLOOR

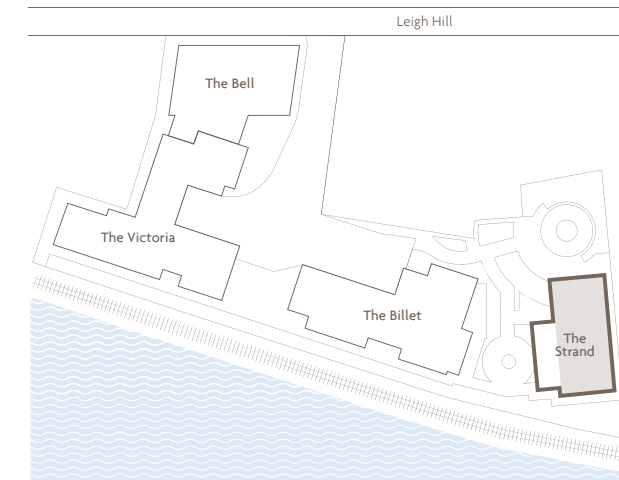
THIRD FLOOR



SOUTH ELEVATION FRONT

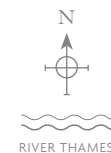


APARTMENT LOCATION



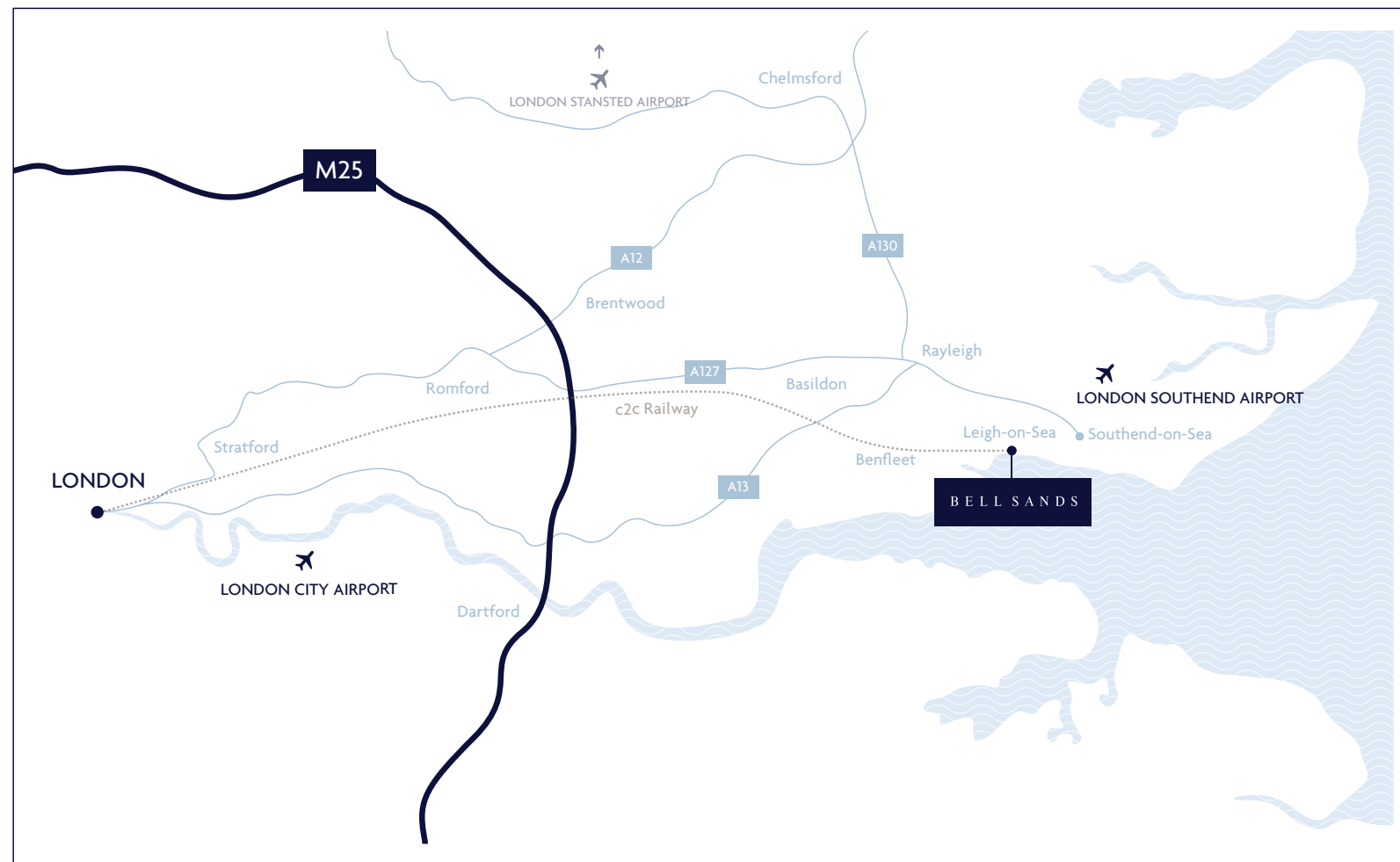
DIMENSIONS

LIVING/DINING	6.31m x 4.43m	20'8" x 14'6"
KITCHEN	3.62m x 2.98m	11'10" x 9'9"
BEDROOM 1	3.84m x 4.50m	12'7" x 14'9"
BEDROOM 2	3.70m x 4.89m	12'2" x 16'0"
BEDROOM 3	3.70m x 4.50m	12'2" x 14'9"
BALCONY	12.5m <sup>2</sup>	135 sq ft



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Bell Sands is located in Leigh-on-Sea, Essex, where the sea meets the Thames. Within easy walking distance of Leigh Station, with a journey to Docklands or Fenchurch Street taking around 45 minutes.

The A127 and A13 provide fast road links to the M25 and London.

Bell Sands is only 15 minutes drive from London Southend Airport and within an hours drive of London City and London Stansted Airports.

For more information or to make an appointment, please contact our agent Home of Leigh, on 01702 480 033



Home, 84 Broadway,  
Leigh-on-Sea, Essex SS9 1AE

[www.homeofleigh.com](http://www.homeofleigh.com)

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