

***To arrange a viewing contact us
today on 01268 777400***



Broadway, Leigh-On-Sea Offers invited £575,000

Aspire Estate Agents – New Homes are delighted to present St Clements Gate, a striking new development of luxury 1 and 2 bedroom apartments located in the heart of Leigh-on-Sea's vibrant Broadway. This highly sought-after collection of homes offers exceptional modern living, with each apartment featuring high-specification finishes including contemporary fitted kitchens with integrated appliances, stylish bathrooms, fitted wardrobes, and ensuite shower rooms to principal bedrooms in the 2-bed units.

Selected apartments also benefit from private balconies, perfect for enjoying the coastal surroundings. Designed with comfort and sustainability in mind, these homes boast energy-efficient construction for reduced utility costs, along with underfloor heating and smart home features for enhanced convenience.

Additional benefits include secure allocated parking, lift access to all floors, and access to a beautifully landscaped private garden, providing residents with their own tranquil retreat in the heart of town.

Perfectly positioned, St Clements Gate is just a short walk from Leigh-on-Sea and Chalkwell stations (ideal for commuters), the beach, Chalkwell Park, and the iconic Leigh Old Town. Residents also enjoy immediate access to boutique shops, cafés, bars, and restaurants, with Southend City Centre and airport within easy reach.

A rare opportunity to own a luxury new home in one of Essex's most desirable coastal locations – contact Aspire Estate Agents today to register your interest and book your private viewing.

www.aspireestateagents.co.uk

Entrance Area (From Door):

3.7 ft x 10.3 ft (1.13 m x 3.12 m)

Hallway:

11.2 ft x 3.3 ft (3.41 m x 1.00 m)

Main Bathroom:

8.1 ft x 5.1 ft (2.46 m x 1.55 m)

Bedroom 1:

10.9 ft x 19.0 ft (3.31 m x 5.79 m)

Bedroom 2:

9.0 ft x 14.4 ft (2.75 m x 4.38 m)

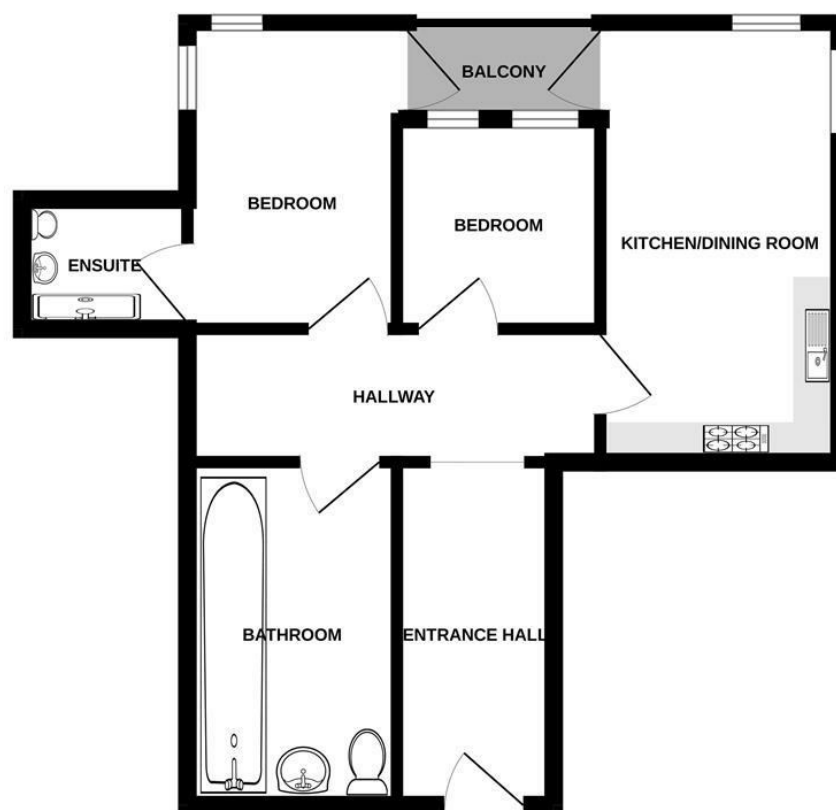
Kitchen / Dining / Living Area:

10.8 ft x 29.0 ft (3.28 m x 8.84 m)

Ensuite (Toilet):

7.8 ft x 4.9 ft (2.39 m x 1.51 m)

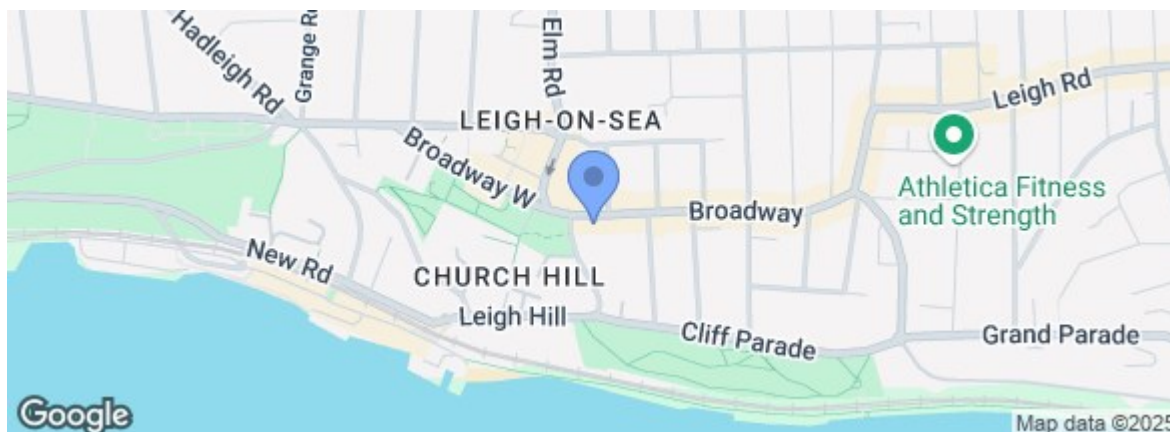
GROUND FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 415 sq.ft. (38.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix C2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.