

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



## Broadway, Leigh-On-Sea £575,000

Introducing St Clements Gate – A Premier Development by Aspire Estate Agents

Aspire Estate Agents – New Homes are thrilled to present St Clements Gate, a distinguished collection of luxury 1-bedroom apartments nestled in the heart of Leigh-on-Sea's vibrant Broadway. This meticulously crafted development offers a harmonious blend of contemporary design and coastal charm, providing an exceptional living experience.

Each apartment boasts high-specification interiors, including contemporary kitchens equipped with integrated appliances, stylish bathrooms featuring modern fixtures, and spacious bedrooms with fitted wardrobes. The open-plan layouts maximize space and natural light, creating bright and welcoming homes ideal for professionals or couples.

Residents benefit from secure allocated parking and lift access to all floors, ensuring convenience and accessibility. Built to the highest energy efficiency standards, these homes offer low running costs and sustainable living.

Situated just a short walk from Leigh-on-Sea and Chalkwell stations, the seafront, Chalkwell Park, and Leigh Old Town, residents enjoy unbeatable access to boutique shops, cafés, bars, and restaurants. Southend City Centre and the airport are also within easy reach, making St Clements Gate an ideal base for both work and leisure.

For more information or to arrange a viewing, please contact Aspire Estate Agents – New Homes.

[www.aspireestateagents.co.uk](http://www.aspireestateagents.co.uk)

### Front Aspect

Secure communal entrance featuring a video entry system leading to a well-maintained hallway equipped with post boxes, recessed downlighters, access to parking facilities, a bike rack, and rear access through double electric gates. Stairs and lifts provide convenient access to all floors, leading directly to individual front doors.

### Internal Hallways

Each apartment boasts spacious hallways with doors leading to all rooms. The area is illuminated by recessed downlighters and is equipped with power points. Newly fitted carpets enhance the aesthetic appeal, while a large storage cupboard offers practical storage solutions. A video entry system ensures security and convenience.

### Open Plan Lounge/Kitchen/Diner

Dimensions: 19' 3" x 12' 3" (5.87m x 3.73m), maximum

#### Lounge Area

The lounge features a hardwood double-glazed window to the rear aspect, allowing ample natural light. Karndean flooring adds a touch of elegance, complemented by power points and a TV point. A vertical radiator provides efficient heating. The open-plan design seamlessly connects the lounge to the kitchen/diner area.

#### Kitchen/Diner Area

The kitchen is fitted with bespoke, fully integrated grey units at both eye and base level, offering a modern and stylish finish. Integrated appliances include a built-in oven with a four-ring ceramic hob and over-extractor fan, fridge/freezer, washer/dryer, and dishwasher. Recessed downlighters illuminate the space, while matching splashbacks add to the cohesive design. A composite sink with a single drainer and mixer taps is set within boxed-edge work surfaces. Karndean flooring continues throughout, and a wall-mounted radiator ensures comfort.

### Bedroom

Dimensions: 11' x 10' 3" (3.35m x 3.12m)

The bedroom is fitted with a hardwood double-glazed window to the rear aspect, complete with a fitted blind for privacy and light control. Newly laid carpets provide a cosy feel, and the room is equipped with power points and a TV point. A radiator ensures warmth, and newly fitted grey wardrobes offer ample storage space.

### Bathroom

The luxury three-piece suite comprises a panel-enclosed bath with a wall-mounted mains rainfall shower over and a glass screen, low-level WC, and a wash hand basin set within a vanity unit with mixer taps. Partially tiled walls and Karndean flooring add to the modern aesthetic. A heated towel rail provides comfort, while a fitted sensor mirror offers convenience. Ceiling spotlights and an extractor fan ensure proper lighting and ventilation.

### Agent's Notes

#### Star Features

Developed by a prestigious builder, ensuring high-quality construction.

A stunning new development offering 1 and 2-bedroom apartments.

Penthouse apartments feature large balconies with sea views.

Conveniently located close to both mainline stations.

Situated on the vibrant Leigh Broadway, offering a variety of amenities.

Each apartment comes with allocated parking.

New 199-year leases provide long-term security.

Two secure gated entrances enhance safety.

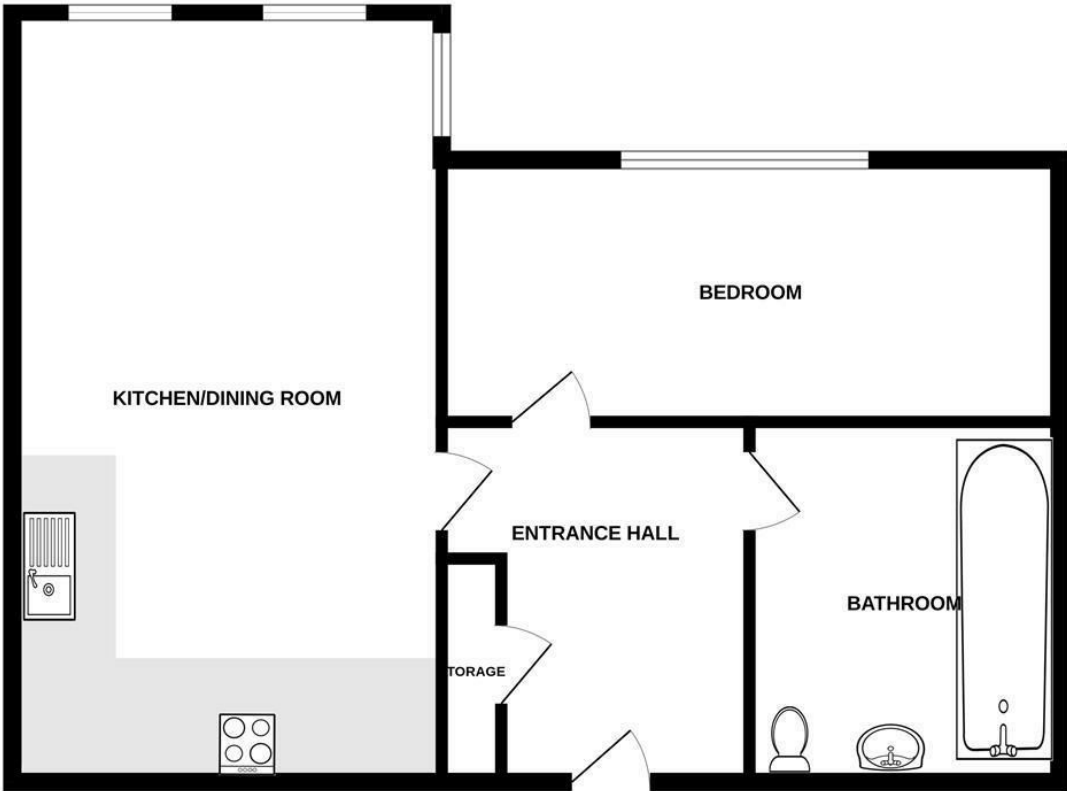
Entry phone systems for added security.

Finished to a high standard with quality materials and fixtures.

### About Leigh-on-Sea

Leigh-on-Sea, a coastal town at the mouth of the Thames Estuary, has been recognized as the happiest place to live in the UK for the second time in three years. With origins dating back to Saxon times, Leigh-on-Sea has evolved from a small manor to a bustling fishing town of national importance. The town's strategic position made it a crucial point for protection from French, Spanish, and Dutch forces and served as a fast route across the Channel. Today, it retains much of its historic charm, with events such as the Leigh Regatta and Leigh Folk Festival celebrating its rich heritage.

GROUND FLOOR  
730 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA : 730 sq.ft. (67.8 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 ©2025

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



 **rightmove**.co.uk  
The UK's number one property website

**Zoopla**.co.uk

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.