



# FOR SALE

## Grand Parade, Leigh-On-Sea SS9 1DT

Offers In Excess Of £315,000 Share of Freehold Council Tax Band - C

- First Floor One Bedroom Apartment With Stunning Estuary Views
- Sold With Share Of Freehold
- Garage & Parking
- South Facing Balcony
- Recently Decorated Outside
- Walking Distance To Chalkwell Station
- Stones Throw From Leigh Broadway
- Fitted Kitchen With Integrated Appliances
- Three Piece Bathroom Suite
- Close To Local Amenities & Restaurants

Selling & letting all types of property in Chalkwell,  
Westcliff, Leigh, Southend and the surrounding areas.

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## Description

Within the charming seaside town of Leigh-On-Sea, Essex, this first-floor flat on Grand Parade is a gem waiting to be discovered. With picturesque estuary views, this property boasts a spacious double bedroom, a cosy fitted kitchen, and a generously sized lounge/dining area perfect for relaxing whilst taking in the breathe taking views after a long day.

Imagine starting your day with a cup of tea on the south-facing balcony, soaking in the warmth of the sun and enjoying the tranquil surroundings. The proximity to Leigh Broadway means that you are just a short stroll away from a

variety of shops, cafes, and restaurants, adding to the convenience and charm of this location. You also have the added benefit of your own private garage perfect for storage and a parking space alongside beautiful communal gardens.

With 581 sq ft of living space, this flat offers a comfortable and inviting atmosphere, ideal for individuals or couples looking for a peaceful retreat by the sea. Whether you are drawn to the stunning views, the convenient amenities, or the welcoming community, this property has something for everyone. Don't miss the opportunity to make this lovely flat your new home.

### Entrance

Wooden door to entrance, phone entry system, wooden flooring, radiator, spotlight lighting.

### Lounge/Diner

Carpet flooring, radiator, double glazed bay windows to front aspect with stunning estuary views, double glazed door to balcony space, coving to ceiling, pendant lighting.

### Kitchen

Wooden flooring, radiator, double glazed window to rear aspect, base & wall units, rolltop worksurface incorporating stainless steel sink & drainer, 4 point gas hob with extractor over, integrated fridge/freezer, integrated oven, space & plumbing for washing machine, spotlight lighting.

### Bedroom 1

Carpet flooring, radiator, double glazed bay windows to front aspect, fitted storage cupboards, pendant lighting.

### Bathroom

Tiled flooring, heated towel rail, double glazed obscure window to rear aspect, shower cubicle, hand basin, W/C, coving to ceiling, spotlight lighting.

### Balcony

South facing artificial grass balcony.

### Garage & Parking

Single sized garage with concrete flooring, power & lighting. Ability to park in front of garage.

### Communal Garden

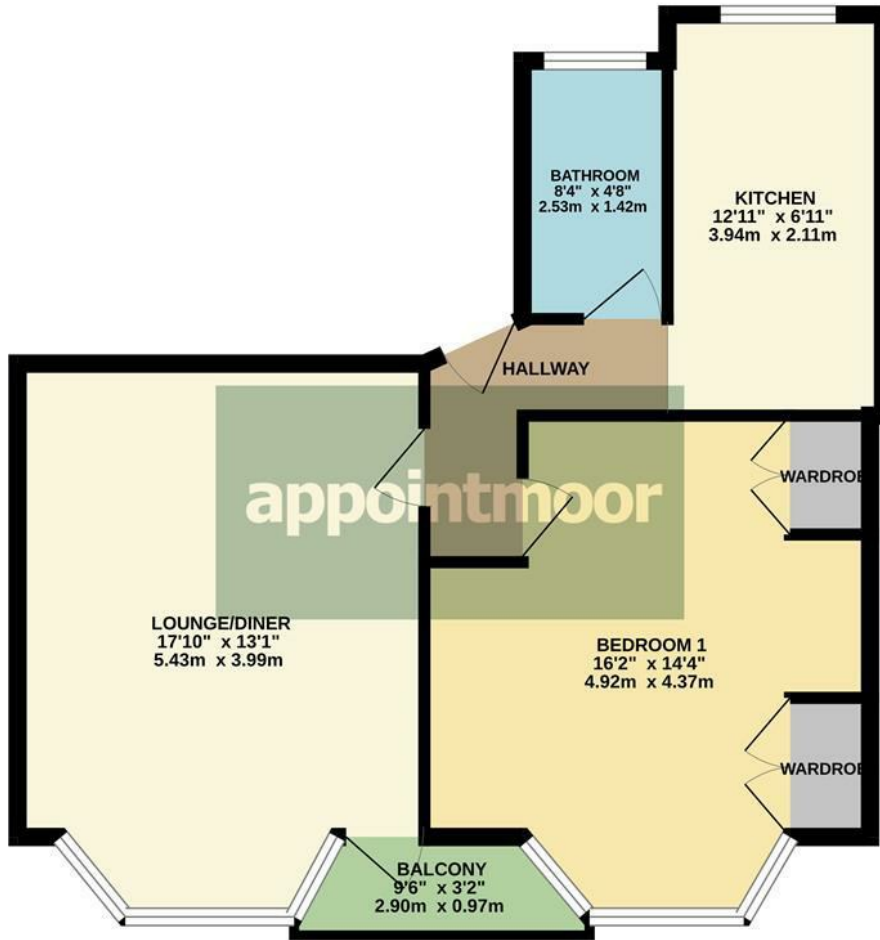
Shared communal gardens to front of property.

### Tenure

Share Of Freehold  
Service Charge - £512.00 every 6 months.



FIRST FLOOR  
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 581 sq.ft. (54.0 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		59	
(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			82
(81-91) B			
(69-80) C			
(55-68) D		55	
(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	

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**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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