



FOR SALE

Hampton Court, Grand Parade, Leigh-On-Sea SS9 1DS

Offers In Excess Of £485,000 Share of Freehold Council Tax Band - D

- Penthouse Apartment
- Sought-After Grand Parade Location
- Three Double Bedrooms
- Stunning Elevated Estuary Views
- High Specification Throughout
- Modern Kitchen, Bathroom & En-Suite with Underfloor Heating
- Reception Hall, Lounge & Utility Room
- Garage to Rear Aspect
- Convenient for Chalkwell Station
- Short Walk to Leigh Broadway & Seafront

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

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Description

PANORAMIC SEA VIEWS

Welcome to this exquisite two-bedroom penthouse apartment located in the heart of Grand Parade, Leigh-On-Sea. This stunning property boasts modern interiors throughout, offering a luxurious living experience. With 1,065 sq ft of living space, this penthouse features a spacious reception room perfect for entertaining guests, two/three great sized bedrooms, fitted kitchen with breakfast bar space, utility space and two beautifully designed bathrooms. You also have the added amenities of ample storage space and built in speakers throughout most of the rooms.

One of the highlights of this property is the breath-taking estuary views that can be enjoyed from the comfort of your own home. Imagine sitting in your cosy living area watching the sunrise and sunset whilst enjoying a cup of tea!

Convenience is key with this apartment, as it is within walking distance to Chalkwell Station, providing easy access to the city for work or leisure. Additionally, being just a stone's throw away from Leigh Broadway means you have a plethora of shops, cafes, and restaurants right at your doorstep. Families will appreciate that this property is in the catchment area for great schools, ensuring that your children receive an excellent education without having to travel far.

Don't miss out on the opportunity to own exceptional penthouse apartment in a prime location. Contact us today to arrange a viewing and experience the beauty and elegance that this property has to offer.

Reception Hallway

12'11 x 7'1 (3.94m x 2.16m)

A welcoming communal hallway with Entryphone system and stairs up to top floor accommodation. Front door into spacious reception hallway with oak floor, tall radiator, inset spotlights and fitted speakers, fitted meter cupboard, further storage cupboard and doors to all rooms.

Lounge

14'0 x 12'11 (4.27m x 3.94m)

Double doors leading into a large, bright south facing lounge with further glazed double doors into a sun room area affording superb views across the Estuary. Oak floor, radiator, inset spotlights, coving and fitted contemporary electric fire and fitted speakers.

Kitchen

11'2 x 9'9 (3.40m x 2.97m)

Modern fitted kitchen with breakfast bar area, gloss tiled floor and double glazed door leading to rear fire exit stairs. The kitchen has a range of wall and base units, straight edge work surface and integrated Neff appliances including double oven with microwave, hob with extractor, fridge freezer and dishwasher. Inset spotlights & fitted speakers.

Utility Room

4'11 x 3'7 (1.50m x 1.09m)

Utility room from kitchen with gloss tiled floor, fitted units, wall mounted boiler and space for washing machine, inset spotlights.

Dining Room/Bedroom 3

15'9 x 7'3 (4.80m x 2.21m)

Versatile living space to the front aspect currently used as a second reception room but could easily be converted to a third bedroom. South facing window affording Estuary views, oak floor, tall radiator and inset spotlights & fitted speakers.

Bedroom 1

12'10 x 12'5 (3.91m x 3.78m)

Principal bedroom to the rear aspect with fitted carpet, double glazed bay window, inset spotlights & fitted speakers, tall radiator and extensive fitted Sharps storage. Door to en-suite.

En-Suite

6'3 x 3'2 (1.91m x 0.97m)

Contemporary fully tiled three piece suite comprising WC, wash hand basin and shower cubicle.

Bedroom 2

16'1 x 12'1 (4.90m x 3.68m)

Bedroom to rear aspect with window, radiator, inset spotlights, fitted sharps storage, fitted speakers.

Bathroom

6'3 x 5'11 (1.91m x 1.80m)

Contemporary tiled three piece suite comprising WC, wash hand basin and freestanding bath with shower attachment. Tall radiator, inset spotlights and extractor fan.

Garage

Garage to rear of building.

Tenure

Share of Freehold.

Council Tax Band - D

143 Years Remaining on lease

School Catchment

Leigh North Street Primary School

Belfairs Academy





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 | | |
| (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 (CO₂) 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 | |

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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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