



# FOR SALE

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

Offers In Excess Of £425,000 Leasehold Council Tax Band - D

- Stunning Two Bedroom Elevated Ground Floor Apartment
- Private Rear Garden
- Cosy Lounge With Gorgeous Sea Views
- Long Lease Remaining
- Modern Fitted Kitchen With Integrated Appliances
- Allocated Parking Space To The Rear
- Two Generous Sized Bedrooms
- Uniquely Beautiful Four Piece Bathroom Suite
- Stones Throw From Chalkwell Station
- Walking Distance To Chalkwell Beach

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

**appointmoor**

## Description

Nestled in the charming Grand Parade of Leigh-On-Sea, this delightful apartment offers a perfect blend of character and modern living. Built in circa 1910, this beautiful elevated ground floor two-bedroom apartment boasts a stunning interior that is sure to captivate.

As you step inside, you are greeted by the lounge space is a tranquil haven, offering gorgeous sea views that will leave you in awe, a modern fitted kitchen complete with integrated appliances, two generously sized bedrooms provide comfort and relaxation, while the bathroom with jack and jill access adds a touch of convenience.

One of the standout features of this property is the private rear garden, a rare find in such a prime location. With side access leading to your allocated parking space, convenience is at your doorstep. Additionally, being just a stone's throw away from Chalkwell station, commuting is a breeze. And for those who enjoy leisurely strolls by the sea, Chalkwell beach is within walking distance, offering a perfect retreat to unwind.

Don't miss the opportunity to make this charming house your home, where modern comforts meet seaside serenity.

### Entrance

Wooden door to communal entrance, wooden flooring, radiator, storage cupboards, spotlight lighting.

### Lounge

Wooden flooring, radiator, double glazed bay window to front aspect with fitted blinds, feature fireplace, integrated shelving units, picture rail.

### Kitchen

Wooden flooring with underfloor heating, double glazed French doors to rear aspect, double glazed windows to rear aspect, base & wall units, Quarts worksurface incorporating Butler style sink & drainer, 5 point gas hob with extractor over, integrated fridge/freezer, integrated slimline dishwasher, space & plumbing for washing machine, integrated oven & grill, spotlight lighting.

### Bedroom 1

Carpet flooring, radiator, double glazed bay window to rear aspect with fitted shutters, ornate cornice, coving to ceiling, ceiling rose, pendant lighting.

### Bathroom

Jack & Jill access from Bedroom 1, tiled flooring, heated towel rail, tiled walls, walk in shower, freestanding bath, hand basin W/C, extractor, spotlight lighting.

### Bedroom 2

Carpet flooring, double glazed window to side aspect, storage cupboard, pendant lighting.

### W/C

Wooden flooring, rad, double glazed obscure window to side aspect, W/C, hand basin, pendant lighting.

### Private Rear Garden

Beautiful easily maintainable rear garden with shed storage and side access.

### Front Of Property & Parking

Front Garden consisting of Patio seating area, shrubs and flowerbeds privately owned to this apartment. Rear parking space access of off Woodfield Road.

### Tenure

### Leasehold

159 years remaining on lease.

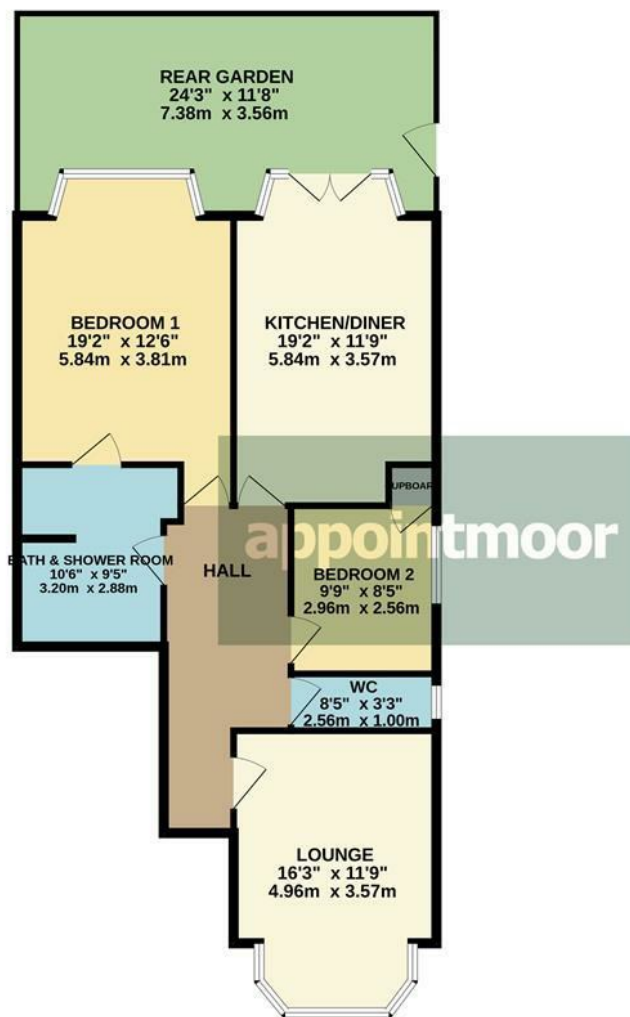
£200.00 Ground Rent per annum.

Approx £400.00 building insurance per annum.

Right To Manage.



GROUND FLOOR  
915 sq.ft. (85.0 sq.m.) approx.



TOTAL FLOOR AREA : 915 sq.ft. (85.0 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.  
Made with Metropix 62024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			77
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			77
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**AGENTS NOTES:** Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars.

**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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