



# FOR SALE

**Elm Road,  
Leigh-On-Sea SS9 1HT**

Asking Price £999,995   Leasehold   Council Tax Band - G

3  2  2  2368.08 sq ft

- Spanning Over 2,300 Square Feet
- Three Bedrooms
- Amazing Estuary Views And Views Across Leigh Broadway
- Offering A 'London' Feel Living Throughout
- Dressing Room Off The Main Bedroom
- Open Plan Living Space With Log Burner
- Stunning Large Roof Garden
- Modern Four Piece Shower Room And Four Piece En-Suite Bathroom
- Positioned Just Around The Corner Of Leigh Broadway
- Only A Short Walk To Mainline Stations

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

**appointmoor**



# Description

**\*JUST WOW!\***

This exceptional penthouse apartment offers a unique blend of modern living and stunning views. Spanning an impressive 2,368 square feet, this one-of-a-kind property boasts a private roof garden, perfect for enjoying the picturesque scenery that overlooks the vibrant Leigh-On-Sea and Estuary.

Internally the property offers an open plan lounge, kitchen, and dining area, which exudes a contemporary 'London' feel. The space is enhanced by a cosy log burner, creating a warm and inviting atmosphere for both relaxation and entertaining, and at the rear of the building you will find a peaceful living room with a balcony.

The accommodation also comprises three spacious bedrooms, including a luxurious dressing room and a modern shower room, as well as an ensuite bathroom for added convenience. Each room is designed with comfort in mind, ensuring a restful retreat at the end of the day.

Location is key, and this property does not disappoint. Just a short stroll away, you will find two mainline stations, making commuting a breeze. Additionally, the array of shops, bars, and restaurants along Leigh Broadway is right at your doorstep, offering a vibrant lifestyle in a picturesque setting.

This penthouse apartment is truly a rare find, combining luxury, space, and an enviable location. If you are looking for a new home, this property is sure to impress. Don't miss the chance to make this stunning penthouse your own.

## Measurements

Lounge/Kitchen/Diner - 26'0 x 21'0 approx (7.92m x 6.40m approx)  
Main Bedroom - 16'8 x 13'7 (5.08m x 4.14m)  
Dressing Room - 15'6 x 10'0 max (4.72m x 3.05m max)  
En-Suite Bathroom - 16'5 x 10'2 (5.00m x 3.10m)  
Bedroom Two - 17'9 x 12'2 (5.41m x 3.71m)  
Bedroom Three - 16'7 x 9'3 (5.05m x 2.82m)  
Shower Room - 13'0 x 6'7 (3.96m x 2.01m)  
Utility Room - 12'6 x 9'1 (3.81m x 2.77m)  
Living Room - 30'0 x 19'6 (9.14m x 5.94m)

## Interior

Convenient lift access leads directly into the property and once in this home you will see that the bespoke Kitchen is fitted with high gloss modern units and is complemented by granite work tops and 'Miele' appliances. Being open plan, this room offers such a great opportunity to invite friends over with a nice cosy area and room for a dining room and chairs. The double glazed aluminium doors and log burner make sure that the open plan room is nice and warm throughout the colder months and when the doors are open out onto the roof terrace in the warmer months, the views are simply stunning. Leading on from the open plan living, there are three spacious bedrooms, with the main bedroom having a large walk in dressing room and personal four piece en-suite, there is also a separate four piece shower room next to the second bedroom. The utility room can be found off the hallway and at the rear of the property is the relaxing living room with balcony access.

## Exterior

With a large roof garden to the front and a balcony to the west side, this property has an abundance of outside space. The roof garden offer ample space for dining, relaxing, parties and looks out to the estuary and across the roofs tops around Leigh Broadway and further. The rear balcony offers a peaceful retreat with space for sitting and relaxing.

## Location

Positioned at the Broadway end of Elm Road, the property is located ideally for anyone looking for convenience to the local restaurants, bars, and boutique shops, but also being in the penthouse offers peace and quiet. If you commute a lot into London, this home is

situated only a short walk to Leigh Mainline Station and just a little further to Chalkwell Mainline Station.

## School Catchments

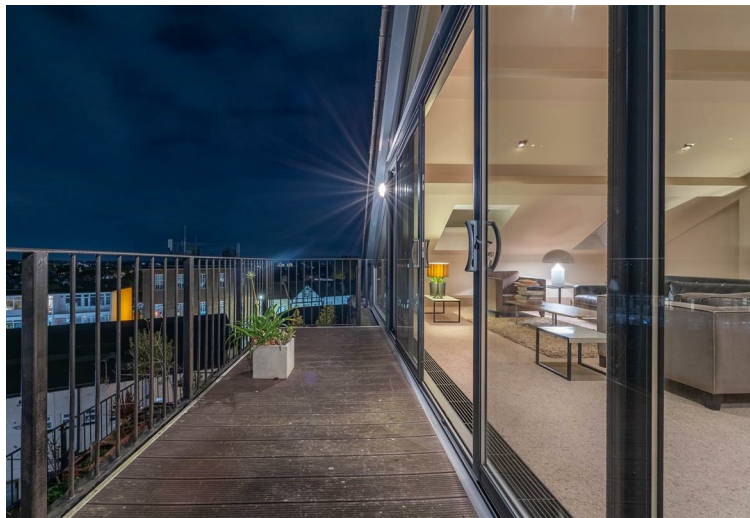
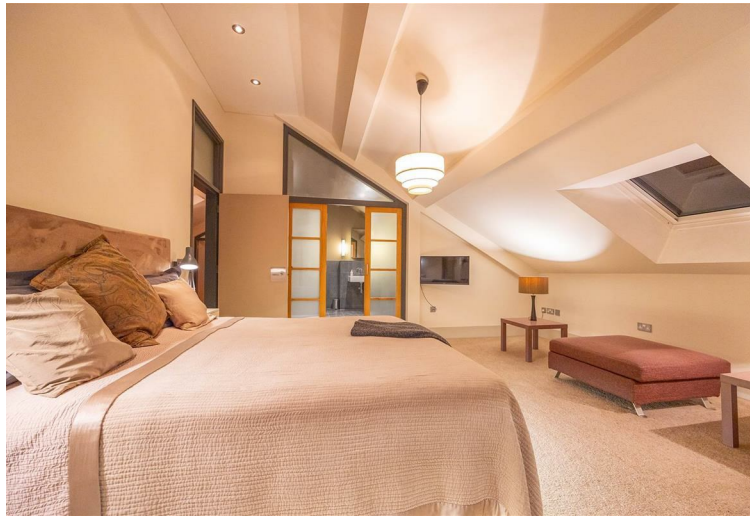
Leigh North Street Primary School  
Belfairs Academy

## Tenure

Leasehold  
Lease remaining 104 Years  
Ground Rent - £500 per annum  
Service Charge - £500 per month











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) <b>A</b>                          |                         |           |
| (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 energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

79

81

#### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current                 | Potential |
|-----------------------------------------------------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (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 |                         |           |
| <b>England &amp; Wales</b>                                      | 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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