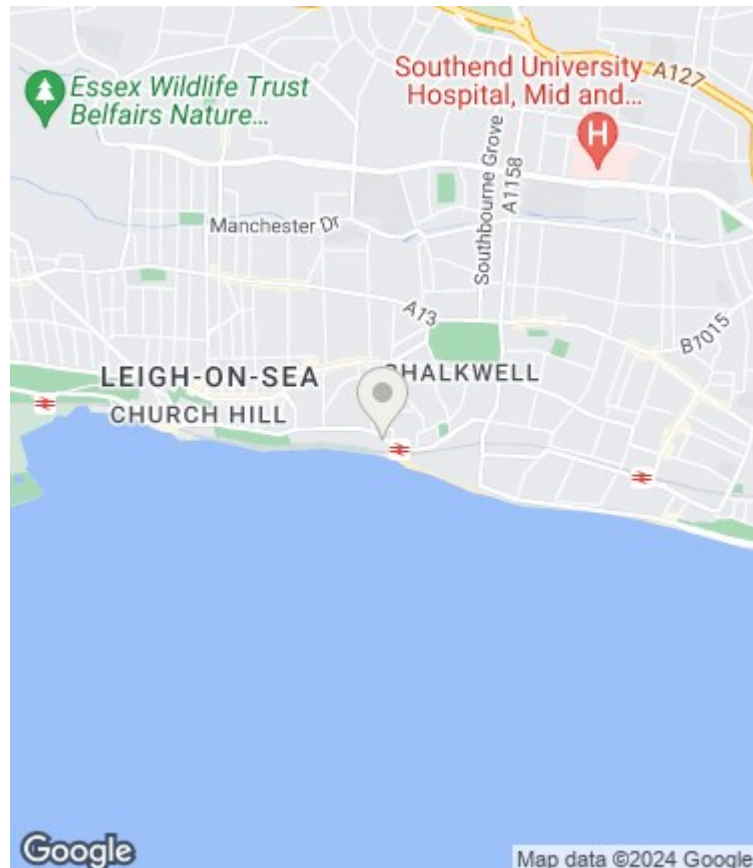




This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		58	
(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
(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	

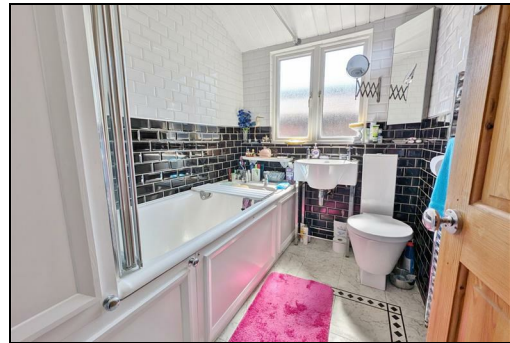


### Viewing

Please contact our Sales & Letting Office on 017027 10555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guideline and do not constitute any part of an offer or contract. Intending purchasers should rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representations

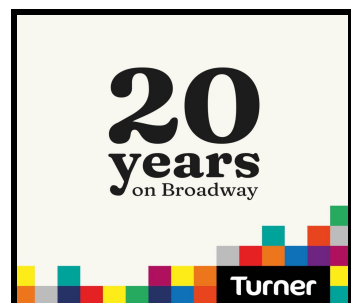
**Turner Estates 34 Broadway, Leigh-on-Sea, Essex, SS9 1AJ**  
**01702710555**  
**info@turnerestates.co.uk**



Stunning Panoramic Views  
Two South Facing Balconies & Roof Terrace PLUS  
Private Garden  
Stones Throw Chalkwell Mainline Station  
Fantastic Location  
FREEHOLD to building

Three Bedrooms  
Spread Over First And Second Floors  
Close To Leigh Broadway  
Spacious property

**CLIFF GARDENS, Leigh-On-Sea SS9 1EY**  
**£485,000**



Welcome to Cliff Gardens, Leigh-On-Sea - a stunning location for this exquisite, FREEHOLD, duplex apartment boasting panoramic sea views.

This property offers a generous 1,151 sq ft of living space, including a spacious reception room perfect for entertaining guests or relaxing with family. With three bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room.

One of the highlights of this apartment is the roof terrace, providing a private outdoor space where you can enjoy the breathtaking views of the sea and the surrounding area. Additionally, the two south-facing balconies offer the perfect spot to soak up the sun and enjoy the fresh sea breeze.

Situated in a prime location, this property not only offers large living spaces but also the convenience of being close to local amenities, transport links, and the beautiful seaside. Whether you're looking for a peaceful retreat or a stylish home to entertain friends, this apartment has it all.

Don't miss out on the opportunity to own a piece of paradise in Leigh-On-Sea. Contact us today to arrange a viewing and experience the beauty and charm of Cliff Gardens for yourself.



3



1



1



D

Council Tax Band : D



@turnersleigh



Turner Sales & Lettings



Communal Entrance

First Floor Landing

Kitchen  
13'2 x 9'11

Lounge/Diner  
18'11 x 17'5

Balcony

Bathroom

Utility Room

Third Bedroom  
13'1 x 11'6

Second Floor Landing

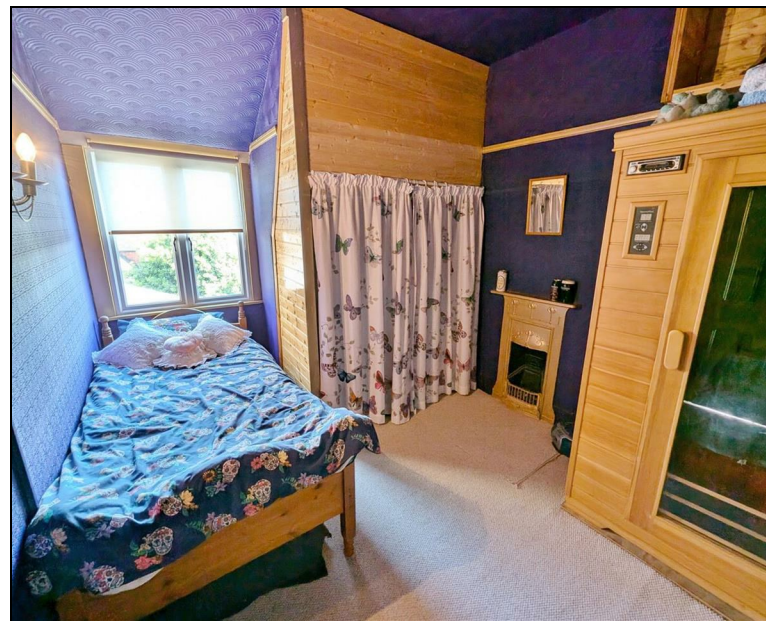
Second Bedroom  
12'4 x 11'0

Primary Bedroom  
17'5 x 14'1

Balcony

Roof Terrace

Rear Garden



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

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