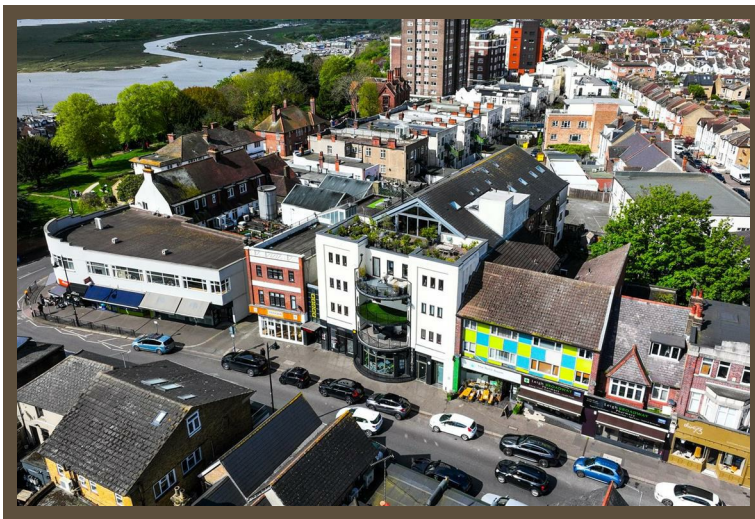


**SCOTT &  
STAPLETON**

**ELM ROAD**  
Leigh-On-Sea, SS9 1HT  
**£1,200,000**





## ELM ROAD

£1,200,000

LEIGH-ON-SEA, SS9 1HT

Scott & Stapleton are privileged with instructions to offer for sale one of Leigh on Sea's finest penthouse apartments situated within the heart of Leigh Broadway affording fabulous far reaching views over the Thames Estuary.

This stunning property was designed to the vendors exacting standards and benefits from extremely spacious accommodation including a stunning 26' x 21' open plan living/dining/kitchen with feature vaulted ceiling and full height glazing and doors to one wall leading on to the superb roof terrace ideal for entertaining or al fresco dining and luxury fitted kitchen with integrated appliances.

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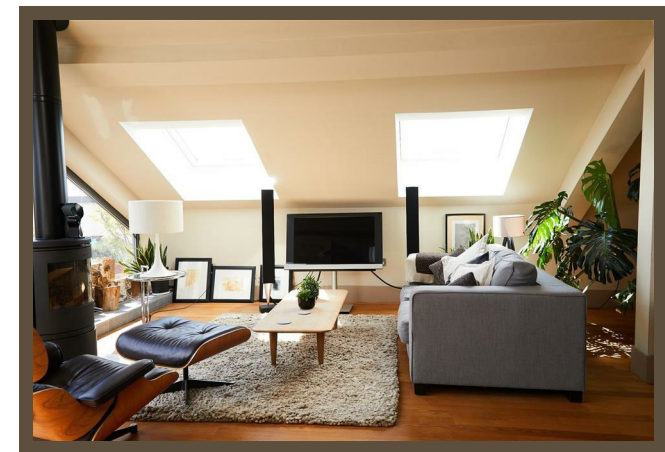
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spacious accommodation including a stunning 26' x 21' open plan living/dining/kitchen with feature vaulted ceiling and full height glazing and doors to one wall leading on to the superb roof terrace ideal for entertaining or al fresco dining and luxury fitted kitchen with integrated appliances.

The master bedroom is of particular note and is extremely spacious with a separate fully fitted dressing room and large luxury fitted en suite bathroom. There are 2 further large double bedrooms a luxury guest bathroom, useful utility room and further rear facing reception room extending to 30' x 19'6" with west facing balcony and fabulous rooftops views towards Two Tree Island and Benfleet Water Tower. There is also the added attraction of ample storage with an abundance of cupboards and private lift access.

This property is ideally situated for all amenities being within the hub of all the local shops, restaurants & bars and is within easy reach of Leigh mainline railway station, serving Fenchurch Street - London and the historic Leigh Old Town and beach.

Offered with no onward chain this is a unique opportunity to purchase one of Leigh's finest landmark style properties. An early internal inspection is essential to fully appreciate this fantastic penthouse apartment.



Accommodation comprises

Communal entrance door with video intercom system leading to communal entrance hall with stairs and lift with private access to top floor.

Entrance vestibule

Light Oak floor, marble tiling to walls, tinted mirror, access to deep eaves storage space, large secure oversized door leading to:

Open plan living/dining/kitchen

7.92m x 6.40m approx (26' x 21' approx)

An absolutely stunning open plan room with feature curved wall, powder coated and aluminium glazed doors with adjacent windows leading to a wonderful private decked terrace. The kitchen area is fitted with an extensive range of bespoke high gloss units with solid granite worktops, feature breakfast peninsula with integrated double sink and further single sink with pillar tap, Meile appliances include: five ring gas hob with contemporary extractor above, dishwasher, oven, microwave, freestanding American style fridge. There is a high pitched ceiling with an array of Velux windows, feature freestanding log burner, downlights, Cinni ceiling fan, column radiators, video security entry system, dimmer light controls, linked Bang & Olufsen television system to principal rooms. Double doors leading through to:

Hallway

Large array of deep built in cupboards, one housing the gas central heating boiler and water tank, o0ft high inner doors with obscure glass, double doors lead to:

Inner reception hall

High pitched ceiling, array of Velux rooflight windows, light Oak flooring, column radiator, dimmer controls, thermostat, door leading to rear staircase:

Master bedroom suite

5.08m x 4.14m (16'8 x 13'7)

A fabulous suite. The bedroom has a Velux window, column radiator, wall mounted linked Bang & Olufsen television, wall lights, downlights, Japanese style panelled & glazed doors leading through to:

Large dressing room

4.72m x 3.05m max (15'6 x 10' max)

With a considerable amount of wardrobes, dressing table, drawers, Velux window to side, further built in wardrobe area, contemporary vertical radiator.

En suite bathroom

5.00m x 3.10m (16'5 x 10'2)

Approached via Japanese style panelled & glazed doors. A luxury bathroom with sanitary ware by Vola marble inset oval bath, wall mounted bidet, wall mounted wash hand basin, wall mounted W.C, Velux window to side, tiled floor, contemporary vertical radiator, downlights, large walk in wet room with Pharo shower, shaver socket, large built in shelved cupboards.

Bedroom 2

5.41m x 3.71m (17'9 x 12'2)

Feature curved wall, Velux window, downlights, access to eaves storage space, column radiator, high pitched ceiling, built in cupboard, dimmer light controls.

Bedroom 3

5.05m x 2.82m (16'7 x 9'3)

Rooflight window to side, access to eaves storage space, column radiator, dimmer light switch control, wall lights.

Guest bathroom/wet room

3.96m x 2.01m (13' x 6'7)

Large walk in shower, marble flooring, tiling walls, wall mounted W.C and wash hand basin, contemporary vertical radiator, Velux window, downlights, sanitaryware by Vola, shaver socket.

Utility room

3.81m x 2.77m max (12'6 x 9'1 max)

Twin sink with stainless steel drainer, work surface, plumbing for washing machine, vent for tumble dryer, cupboards, radiator, folding doors lead to:

Living room/further bedroom

9.14m x 5.94m (30' x 19'6)

Feature curved wall, large powder coated patio doors leading to decked sun terrace. This is a wonderful room which could be used as a further bedroom, if required. Velux rooflight window , security video entry system, wall lights, downlights, dimmers. There are fabulous rooftop views over Leigh extending to Belfairs woods & looking towards the Estuary and Benfleet water tower.

Sun terrace

This is an absolutely wonderful feature to the home with considerable privacy yet enjoying a stunning vista over the estuary encompassing Leigh church & Southend Pier. The terrace has been carefully designed, divided into several intimate areas with delightful

seating space and dining areas, enclosed with wrought iron balustrading and laid with engineered wood decking. External illumination creates a super ambience in the evenings.

Parking facilities

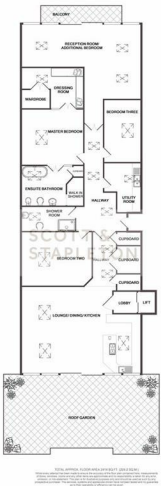
The property benefits from a single garage nearby in Elm Road at Havengore House. There is also permit parking available in the public carp parks that are within a short walk.

Lease details

The property is classed as 2 units, units 15- 16 there are 2 leases

Both leases expire 28/9/2126

Ground Rent per unit is £250 so £500 per annum for both Service charge for both units is approx. £1115.09 per quarter which includes buildings insurance



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 (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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