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Estate Agents



* £850,000 - £900,000 * PENTHOUSE APARTMENT WITH PRIVATE SOUTH FACING SUN TERRACE * ALLOCATED UNDERGROUND PARKING * PANORAMIC SEA VIEWS * BRIGHT INTERNALS * TWO BATHROOMS * LOCATED IN THE HEART OF LEIGH-ON-SEA * This elegantly styled penthouse offers 2 fantastic-sized bedrooms both with built-in wardrobes, an open-plan lounge/diner, a fitted kitchen, a bathroom/utility room and a separate en-suite. The lounge/diner leads out to the private south-facing sun terrace offering incredible sea views. The location couldn't be better, with Leigh Broadway, Old Leigh and Leigh Station all on your doorstep and for schooling, the catchment offers 'Leigh North Street' and 'Belfairs Academy', with the prestigious grammar schools only a short drive away. This property should be viewed internally to truly appreciate the rarity of what is on offer.

- Allocated underground parking
- Private sun terrace
- Share of freehold
- Short walk to Leigh Station
- Huge bedrooms with built-in wardrobes
- Penthouse apartment with unbelievable Estuary views
- Shared visitor parking
- Leigh Broadway location
- Lift service and private storage cupboards on ground and top floors
- Two bathrooms and a utility area

Broadway West

Leigh-On-Sea

£850,000

Asking Price



Broadway West



Frontage

Access to underground allocated parking, shared parking to front, communal entrance door and intercom system leading to:

Communal Entrance Hallway

Art-deco style entrance hall with stairs and lifts to all floors, coving, skirting, radiator, a private 2m X 1m cupboard on top floor landing.

Private Entrance Hallway (Floor 6/Top Floor)

21'2 x 4'5

Skylight, radiator, built-in cupboards, intercom system, coving, skirting, radiator.

Lounge-Diner

22'8 x 15'2

Two sets of UPVC double glazed patio doors leading out to the terrace with adjacent UPVC double glazed window to side aspect, stunning estuary views and views over Leigh Library Gardens towards St Clements Church, feature stone fireplace with inset electric fire, four radiators, four wall light points, coving, skirting, radiator, carpet.

Private South Facing Terrace

32'4 x 15'6

Stunning terrace of a great size with ample room for large dining table, loungers, sitting area & bbq. Beautiful 180-degree south-facing outlook, fitted sun blinds, outside tap, tiled floor.

Kitchen

14' x 7'3

UPVC double glazed window to side aspect, luxury range of shaker style base and eye-level units with a mixture of deep drawers, cupboards, fitted larder, integrated appliances including double electric oven, induction hob, fridge/freezer & drawer style dishwasher, square edge granite worktops with matching upstands and one and a quarter bowl stainless steel sink unit with mixer tap and matching drainer, fully tiled walls, ceiling spotlights, extractor fan, coving, skirting, radiator, tiled flooring.

Lobby

8'11 x 3'4

Skylight, two large fitted cupboards, doors to master bedroom and bathroom, coving, skirting, radiator, carpet.

Master Bedroom

18'9 x 13'11

Large UPVC double glazed window to side with far-reaching views, a range of mirrored built-in wardrobes, two radiators, coving, skirting, radiator, carpet.

Three-Piece Family Bathroom

9'0 x 8'2

Two skylights, white bathroom suite comprising of; panelled bath with mixer tap with shower over & glass screen, low-level w/c with hidden cistern, wash hand basin in vanity unit and mixer tap, cupboard below, fitted mirror & lighting, built-in cupboard with space for washing machine and tumble dryer, fully tiled walls, heated towel rail, extractor fan, coving, skirting, tiled flooring.

Bedroom Two

15'4 x 10'11

UPVC double glazed window to side with far-reaching views, range of mirror wardrobes, radiator, wall light point, coving, skirting, carpet, door to:

En-Suite Shower Room

9'10 x 6'7

UPVC double glazed window to side aspect, luxury suite comprising of double shower cubicle, low-level w/c with concealed cistern, vanity unit wash basin with mixer tap, fully tiled walls, heated towel rail, ceiling spotlights, coving, skirting, floor tiling.

Externally

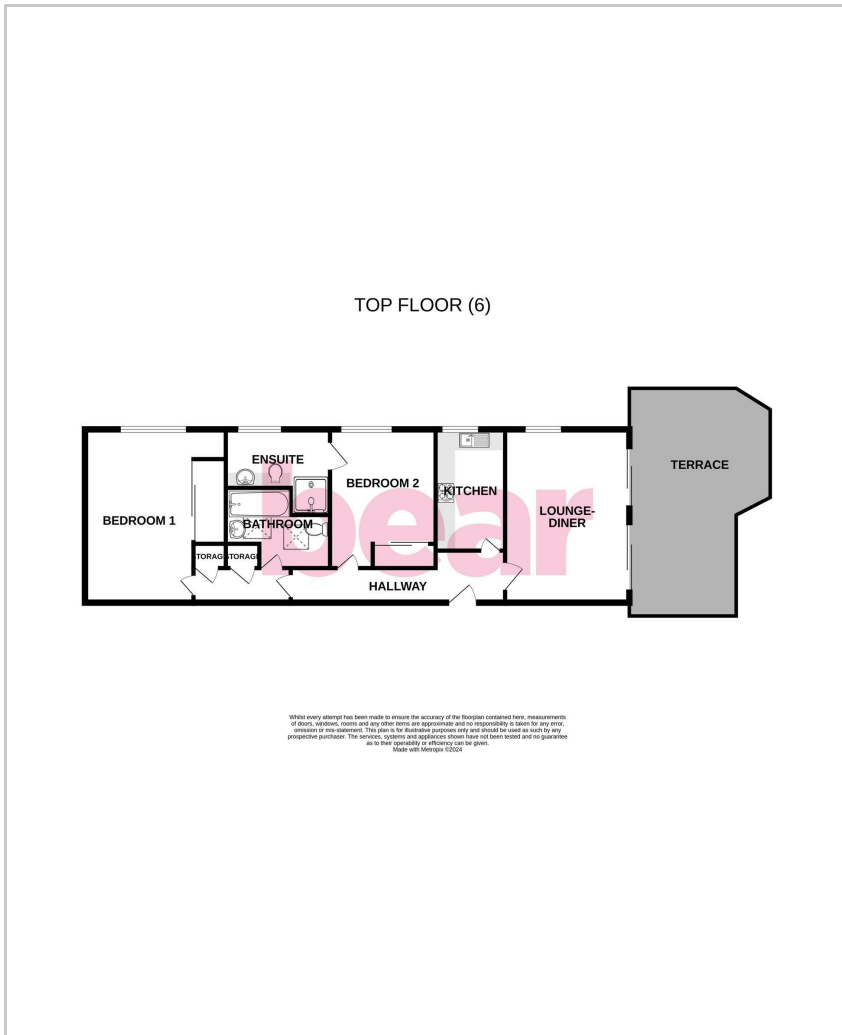
There are well tended communal gardens to the front & rear of the block with shared parking to the front.

Parking

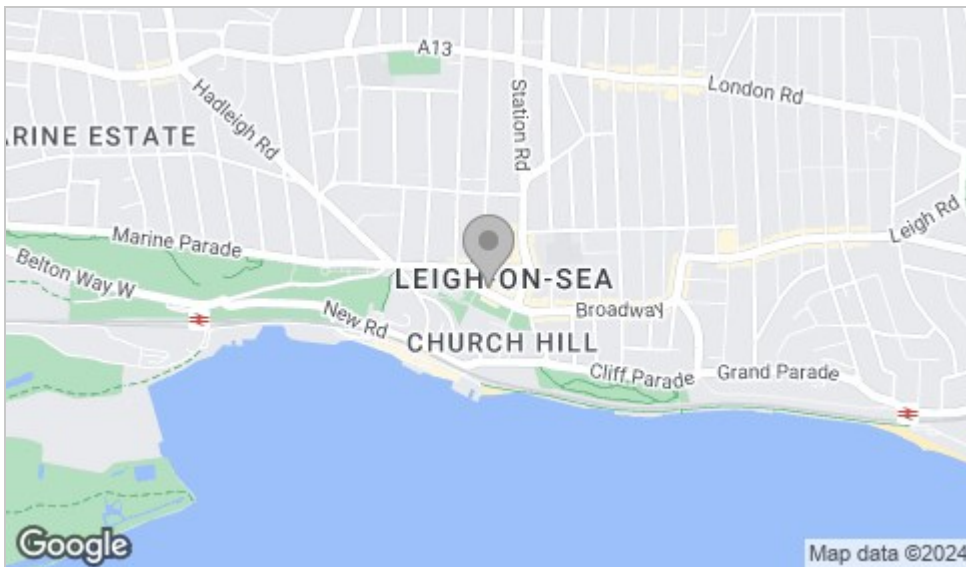
There is a single secure parking space to the basement of the building with direct lift access. There is also a secure designated private storage area for the apartment in the basement.



Floor Plan



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 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 guidance and do not constitute any part of an offer or contract. Intending purchasers should not 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 representation or warranty in respect of the property.

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Energy Efficiency Graph

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 ₂) 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	