

# bear

*Estate Agents*



\* £450,000- £475,000 \* Welcome to this stunning fourth-floor apartment within a beautiful Art Deco style development located on the fashionable Broadway West in Leigh-on-Sea. This spacious flat boasts not only a prime location but also calming estuary views. As you step into this property, you are greeted by a generous reception room perfect for entertaining guests or relaxing with your family. With three bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room. The two bathrooms, including a three-piece bathroom and an en-suite in bedroom two, provide convenience and luxury for the residents. One of the standout features of this property is the underground allocated parking, ensuring that you never have to worry about finding a parking space after a long day out. There is also an additional storage unit and a lift servicing all floors. Whether you are looking for a standout home with a view or a convenient location close to amenities, this flat on Broadway West has it all. Don't miss out on the opportunity to make this your new home and wake up to the serene beauty of the estuary every day.

- Three bedroom apartment within an imposing Art Deco Building
- Three bedrooms, two reception rooms
- Sea glimpses/views from master bedroom and sitting room
- Modern fully fitted kitchen with integrated appliances
- Share of Freehold
- Fourth Floor
- Bathroom and en-suite to bedroom two
- Underground secured parking within basement garage
- Doorstep to the popular and vibrant Broadway
- Short walk to Leigh Station, Beach and Old Town

## Broadway West

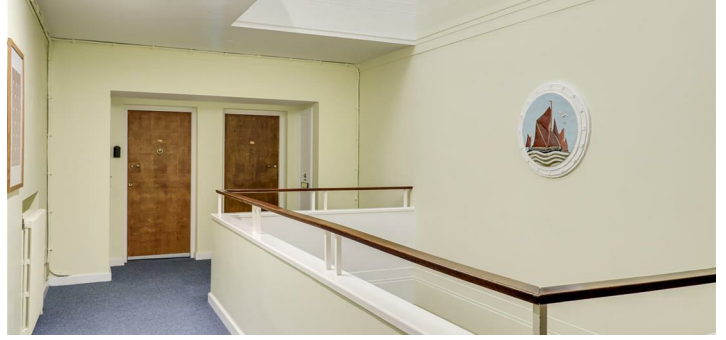
Leigh-On-Sea

**£450,000**

Price Guide



# Broadway West



## Communal Entrance

Double doors leading to a staircase to all floors and two lifts giving access to all floors including basement storage unit and allocated parking space. On the Fourth floor on the north side of the building you have the entrance to the apartment with a key safe box.

## Entrance Hallway/Dining Room

16'4" maximum x 10'7" maximum

Three large built in storage cupboards, smooth ceiling with a feature light, traditional radiator, floor to ceiling integrated fridge freezer, carpet, door to:

## Kitchen

16'0" x 5'7"

Smooth ceiling with pendant lights, double glazed windows to the side, contemporary kitchen comprising of: wall and base level units with a quartz worktop, 1.5 inset sink and chrome mixer tap, integrated Bosch washing machine, integrated Siemens dishwasher, integrated Siemens double oven and grill, Siemens integrated combination microwave oven, undercounter lights, shelving, integrated Siemens six ring induction hob with an extractor fan above, range of draws including pan draws, space for a washing machine, space for bin storage, Kardean design vinyl flooring, opening to:

## Sitting Room

15'10" x 11'4" maximum

Smooth ceiling with a feature light, double glazed windows to the side which offer sea glimpses/views, traditional radiator, carpet, double opening returning back to the hallway/dining room.

## 'L' Shaped Inner Hallway

Smooth ceilings with a pendant light, airing cupboard, carpet, door to:

## Bedroom One

15'8" x 10'7"

Smooth ceiling with a feature light, range of fitted bedroom furniture, traditional radiator, double glazed windows to the side aspect overlooking the Broadway West, double glazed windows to the front aspect which offer sea glimpses/views, carpeted.

## Bedroom Two

14'9" > 8'2" x 9'1" > 3'10"

Double glazed windows to the rear and side aspects with fitted day and night electric blinds, smooth ceiling with a feature pendant light overlooking the Broadway West, radiator, carpet, door to:

## Ensuite Shower Room

5'11" x 4'10"

Smooth ceiling with a free lamp spotlight, double walk in shower with a feature wall, low-level w/c, vanity unit wash basin, wall mounted light up mirror, shaver point, extractor fan, part tiled walls, Kardean design flooring.

## Bedroom Three

16'10" x 6'2"

Smooth ceiling with a feature pendant light, double glazed windows to the rear overlooking the Broadway West, floor to ceiling inset fitted double wardrobes, traditional radiator, carpet.

## Bathroom

14'0" x 4'9"

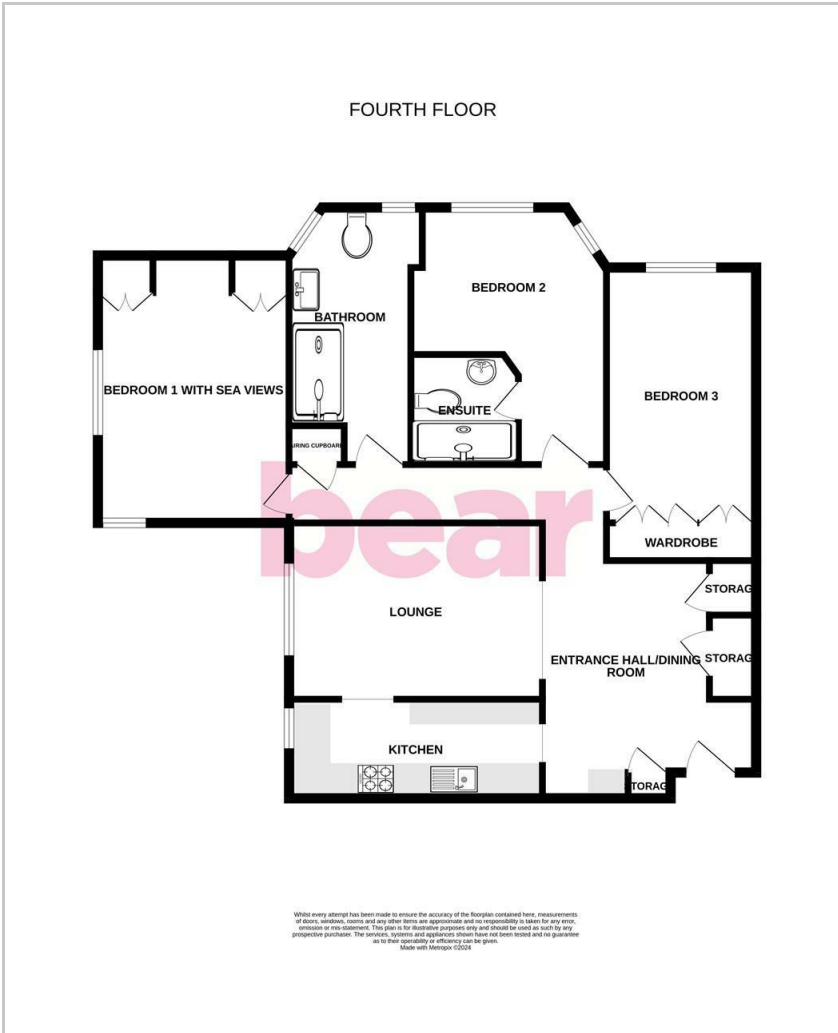
Smooth ceiling with a Forlax box and spotlight, double glazed windows to the rear and side with fitted electric day and night blinds, walk in double shower with a shower attachment and rainfall head, vanity unit wash basin with a feature tiled splashback, low level w/c, wall mounted chrome heated ladder radiator, fully tiled walls, Kardean design flooring.

## Agents Notes:

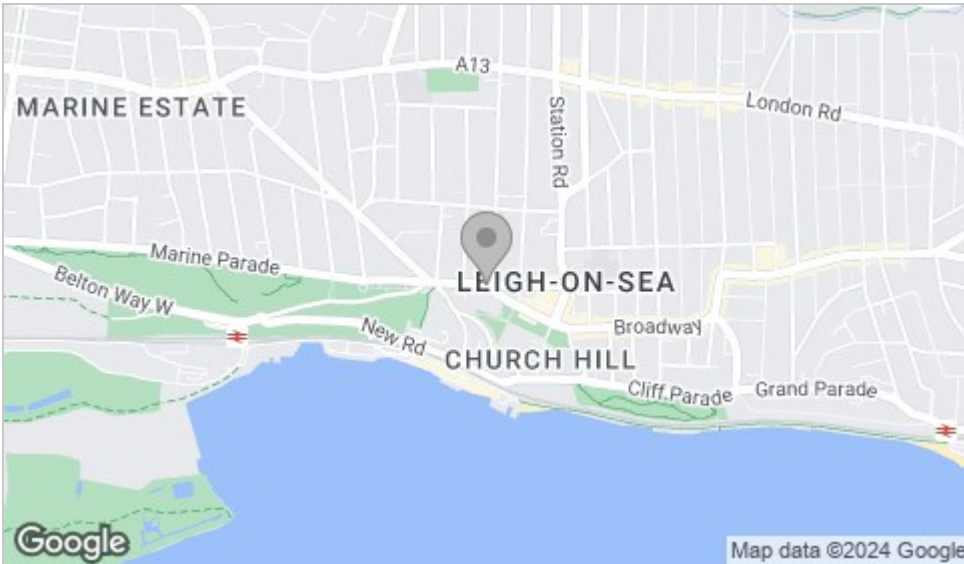
Annual charges total £5,000 which include the following: full gas central heating, all hot and cold water, all building insurance, all maintenance to the roof and all outside of the building, upkeep of all communal hallways, stairs and landings, caretaker 5 days a week, secured parking space in the basement/garage, security key and observation cameras, all front and rear gardens are tended to. This works out less than £100 a week.



# 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 <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		
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