



* SHARE OF FREEHOLD * PRIVATE SUN TERRACE WITH SEA VIEWS * TWO SECURE ALLOCATED PARKING SPACES * A spectacular second-floor apartment situated in this iconic development known as 'Eden Point'. The 'Miami' like apartment offers spacious accommodation throughout and has been finished to an exceptional standard with stunning far-reaching views over the estuary from its own South-facing roof terrace.

- Luxury two double bedroom apartment
- Large South facing roof terrace
- Two luxury bathrooms
- Show home specification throughout
- Doorstep to Leigh Broadway, Old Leigh and the beachfront
- Secure underground parking for two vehicles
- Beautiful sea views
- Vast open plan living space
- Residents gym and concierge
- Short walk to Leigh Train Station

Rectory Grove

Leigh-On-Sea

£699,950



Rectory Grove



The apartment boasts two double bedrooms- one of which is currently set up as a walk-in-wardrobe, two luxury bathrooms and an impressive open-plan kitchen/lounge with sliding doors, allowing huge amounts of natural light to flood in from the roof terrace. Additional facilities include a secure video entry system, lift, private gymnasium, concierge service and secure underground parking for two vehicles, not to mention having underfloor heating throughout. Situated at the top of the hill in the heart of Leigh on Sea, this is an ideal location for commuters to the city with Leigh station and the old town being within a short walk, as is the fashionable Broadway with its wide array of restaurants, cafes and boutiques. Major transport links including Southend's international airport are also close by. This is a great opportunity to purchase a luxury apartment in the heart of Leigh, an early internal inspection is strongly advised.

Communal Entrance

Communal entrance leading to entrance lobby with concierge station. Stairs & lift to all floors. Personal door leading to entrance hall.

Hallway

Large welcoming entrance hall with solid wood flooring, two large storage cupboards with shelving racks built in, ceiling spotlights, video intercom system, doors to all rooms,

Open Plan Kitchen Lounge

Kitchen Area

13'0 x 7'2

Modern high gloss base, drawer and cupboard units with complimentary Quartz worktops and matching eye level wall cabinets with concealed lighting under, a range of integrated Siemens appliances including fridge, freezer, electric oven and five-burner gas hob with extractor canopy over, dishwasher, one and half bowl sink with drainer and mixer tap and underfloor heated wooden flooring.

Lounge Area

25'1 x 20'6

Double glazed windows to rear and side plus double glazed sliding patio door to onto terrace, down lights, dimmer switches, thermostat, built in storage unit, TV point and underfloor heated wooden flooring.

Bedroom One

12'9 x 10'10

Large double glazed window overlooking Broadway West, built-in wardrobe with sliding doors, carpet to floor.

Luxury En-Suite Shower Room

9'2 x 5'9

Double glazed opaque window to front, downlights, WC, wash hand basin with mixer tap, walk-in double shower with rainfall showerhead and second shower head attachment, heated towel rail, radiator, mirror, tiled walls and tiled flooring.

Bedroom Two

10'11 x 9'10

Two double glazed windows, carpet to floor.

Luxury Three-Piece Bathroom

7'9 x 5'8

Inset shelving with lighting, bath with shower attachment, wall hung wash basin, low-level WC, heated towel rail, tiled flooring and walls.

South Facing Terrace

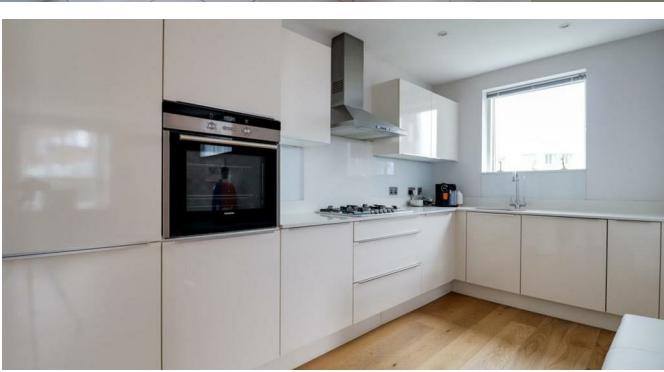
Private terrace with artificial lawn and offering stunning views of the Estuary and entrance to the communal gardens with beautiful Estuary Views and Broadway West.

Secure Allocated Parking

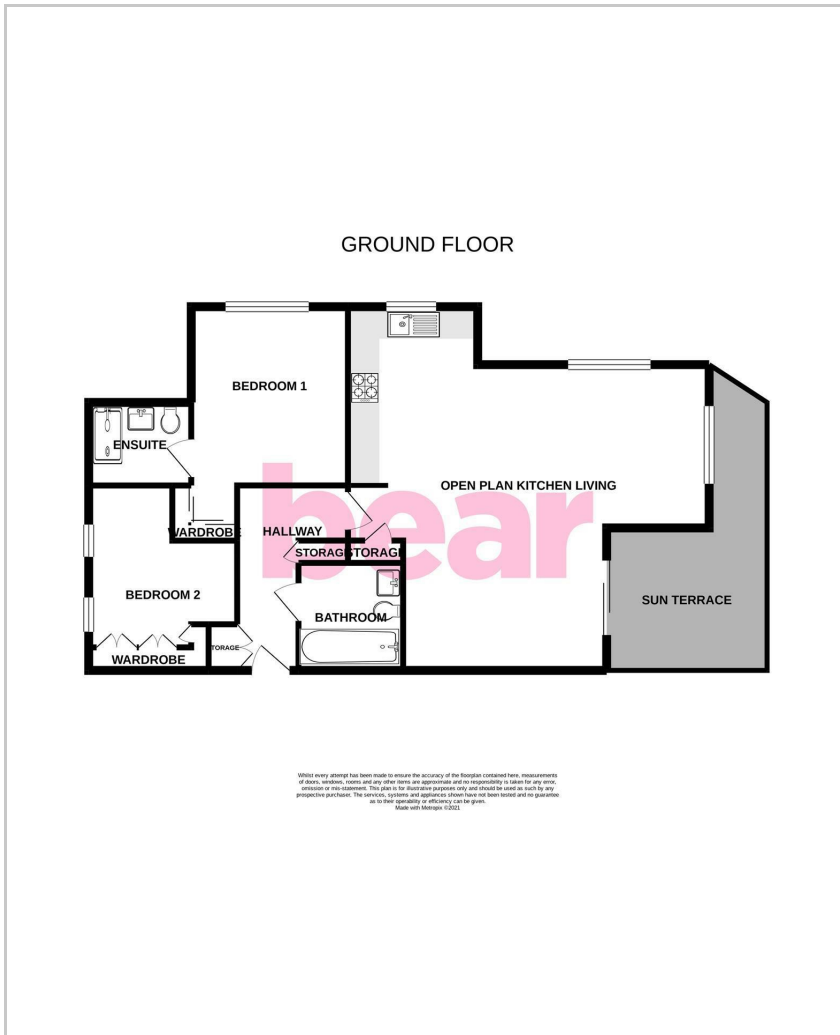
Allocated parking for two vehicles.

Agents Note:

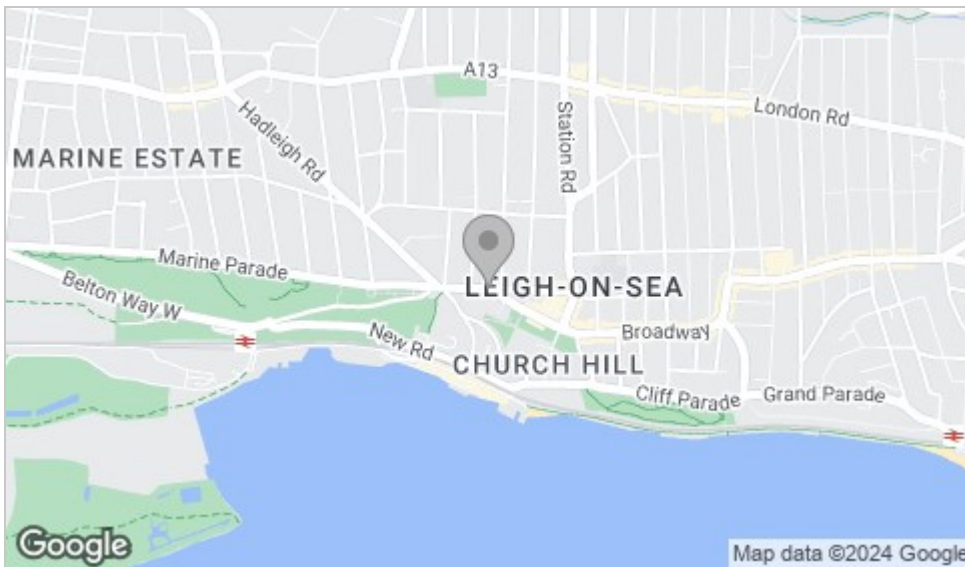
We understand the tree between the building and sea view are due to be removed.



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		