

DURDEN & HUNT

INTERNATIONAL



Grand Parade, Leigh-On-Sea SS9

Offers In Excess Of £500,000

- Sought After Coastal Location
- Private Rear Garden
- Private Balcony
- Additional Reception Room
- Three Double Bedrooms
- Great Transport Links
- Split Level Maisonette
- Open Plan Living & Dining Room
- Separate Modern Kitchen
- Two Shower Rooms

Grand Parade, Leigh-On-Sea SS9

Sought After Coastal Location - Great Transport Links - Private Rear Garden - Split Level Maisonette - Private Balcony - Open Plan Living & Dining Room - Additional Reception Room - Separate Modern Kitchen - Three Double Bedrooms - Two Contemporary Family Bathrooms



Council Tax Band: D



Situated in sought after Leigh-on-Sea, this spacious maisonette offers flexible living across two floors with serene coastal views.

The first floor features an open plan living and dining area with access to a private balcony, a separate versatile room ideal as a dining space or study, a modern kitchen, double bedroom, and a good size shower room.

The second floor comprises two further double bedrooms with built in storage, served by a spacious contemporary shower room. The property also enjoys direct access to a private rear garden section, perfect for relaxing or entertaining.

Located in the heart of Leigh-on-Sea, this location benefits from excellent transport links, including both Chalkwell and Leigh Station with direct trains to London Fenchurch Street and local bus routes on your doorstep. The area offers a mix of urban convenience and coastal charm, with open green spaces, Leigh Cliff Gardens, and easy access to the The Broadway shops, seafront and Old Leigh. Ideal for commuters and outdoor enthusiasts alike.

Contact Durden & Hunt for a viewing!

Council Band D Southend-On-Sea

Leasehold, Years Remaining: 123

Annual Service Charge: We are advised there is no service charge payable, prospective buyers are advised to obtain their own verification.

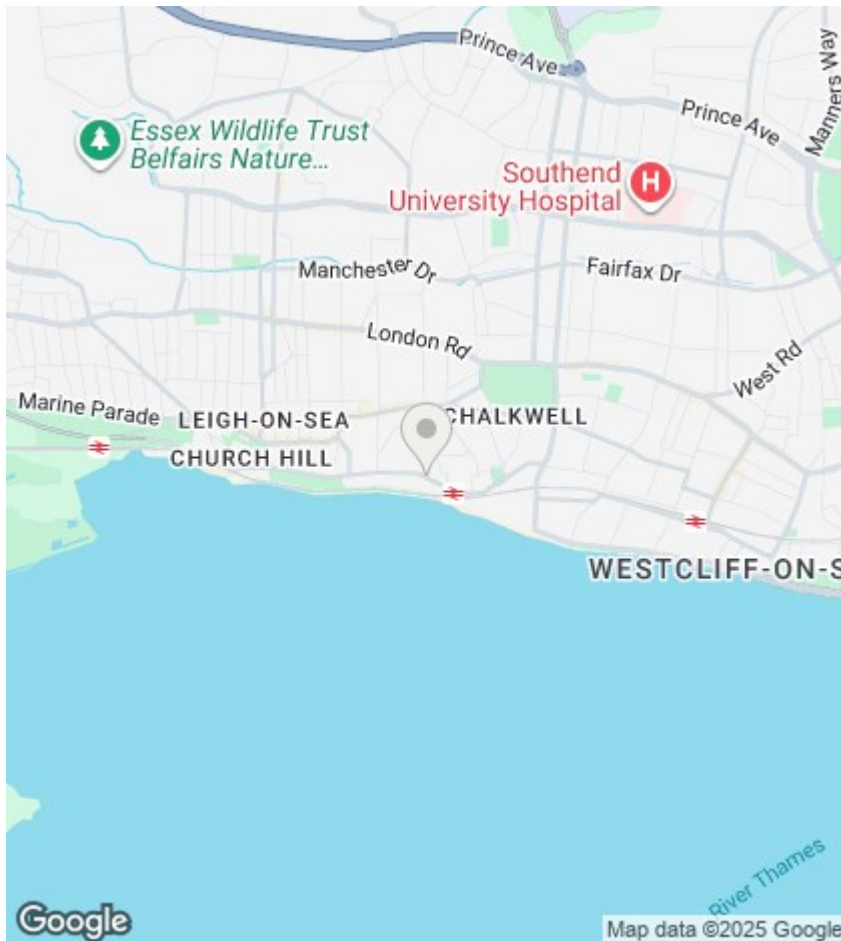
Annual Ground Rent: We are advised the annual ground rent is £60 per annum, prospective buyers are advised to obtain their own verification.

Consumer Protection from Unfair Trading Regulations 2008. Misrepresentations Act 1967. Property Misdescriptions Act 1991.

These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts or signing of a tenancy agreement. Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are not necessarily included. On occasion photographs may be owner supplied. On most occasions features and facilities of a property are owner advised and

potential buyers/tenants are advised to confirm these. Please note that service charge, ground rent and lease lengths are subject to change, and the information we have supplied was true at time of instruction. References to the tenure, lease length, ground rent and service charges for any property are based on information supplied by the seller, buyers are advised to obtain verification of these stated figures from their solicitor before purchasing. Any mention of planning potential or planning permission is based on the current owners opinion, a potential buyer should assume that this is a speculative opinion only and is not based on planning permission being granted or professional advice, unless otherwise stated. Any reference to distance to stations, amenities or schools are taken from portal estimated distances, buyers are advised to do their own research on distances.

Buyers/Tenants must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Durden & Hunt are a proud member of The Property Ombudsmen.



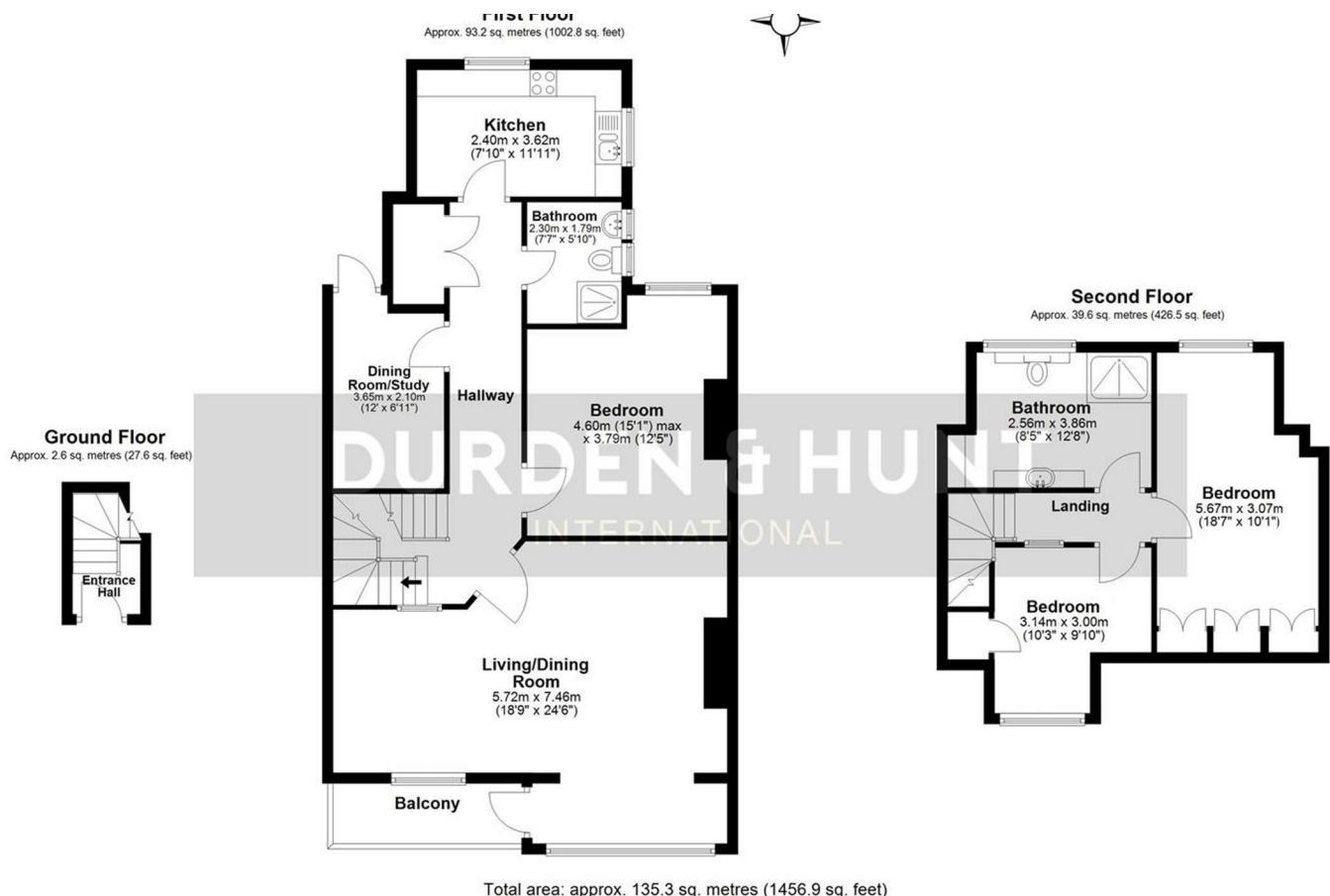
Viewings

Viewings by arrangement only. Call 01708 202 777 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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