

# DURDEN & HUNT

INTERNATIONAL

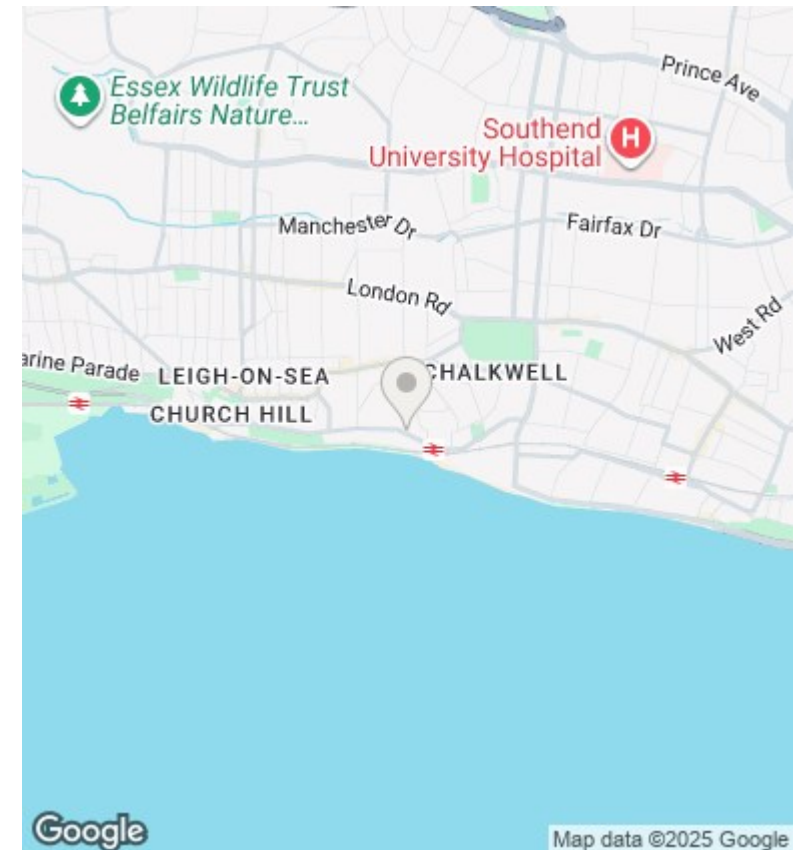
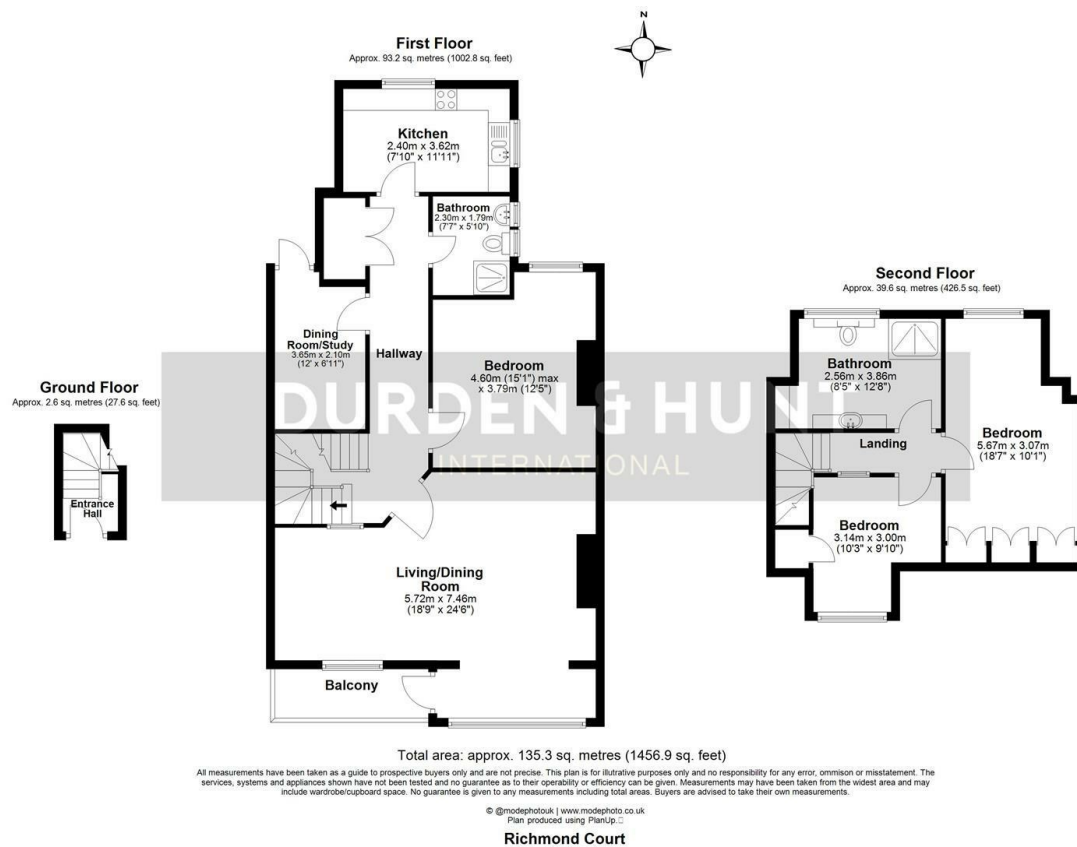


## Grand Parade, Leigh-On-Sea SS9

Offers In Excess Of £500,000

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

123-125 Broadway West, Leigh-On-Sea, SS9 2BU



## Viewings

Viewings by arrangement only. Call to make an appointment.

## Council Tax Band

D

## EPC Rating:

D

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