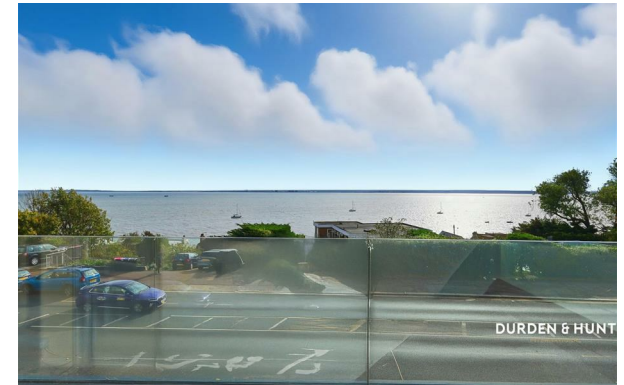


# DURDEN & HUNT

INTERNATIONAL



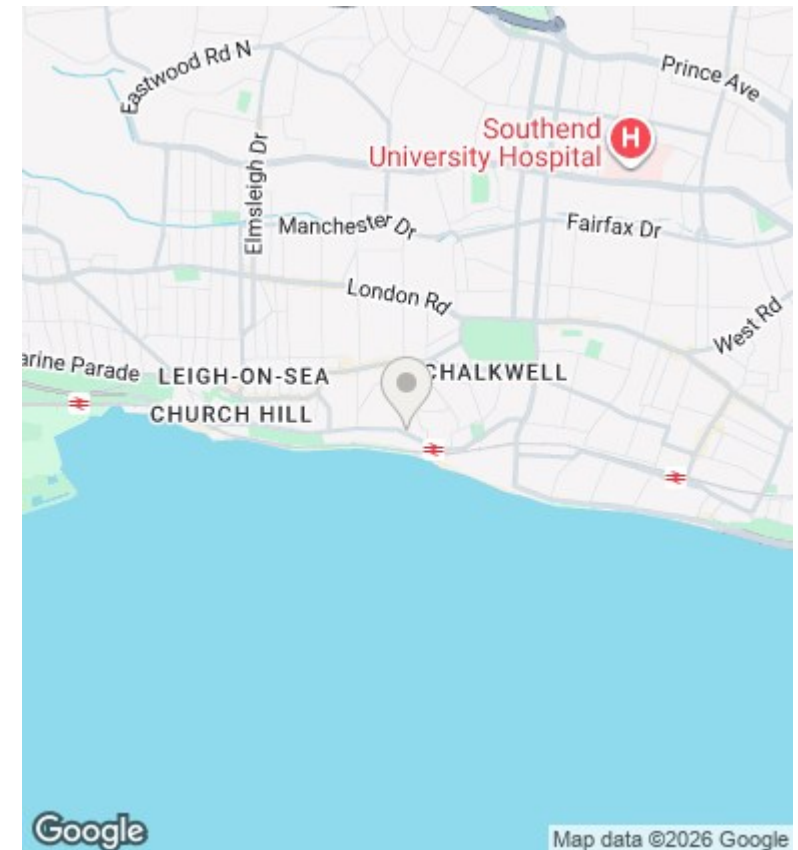
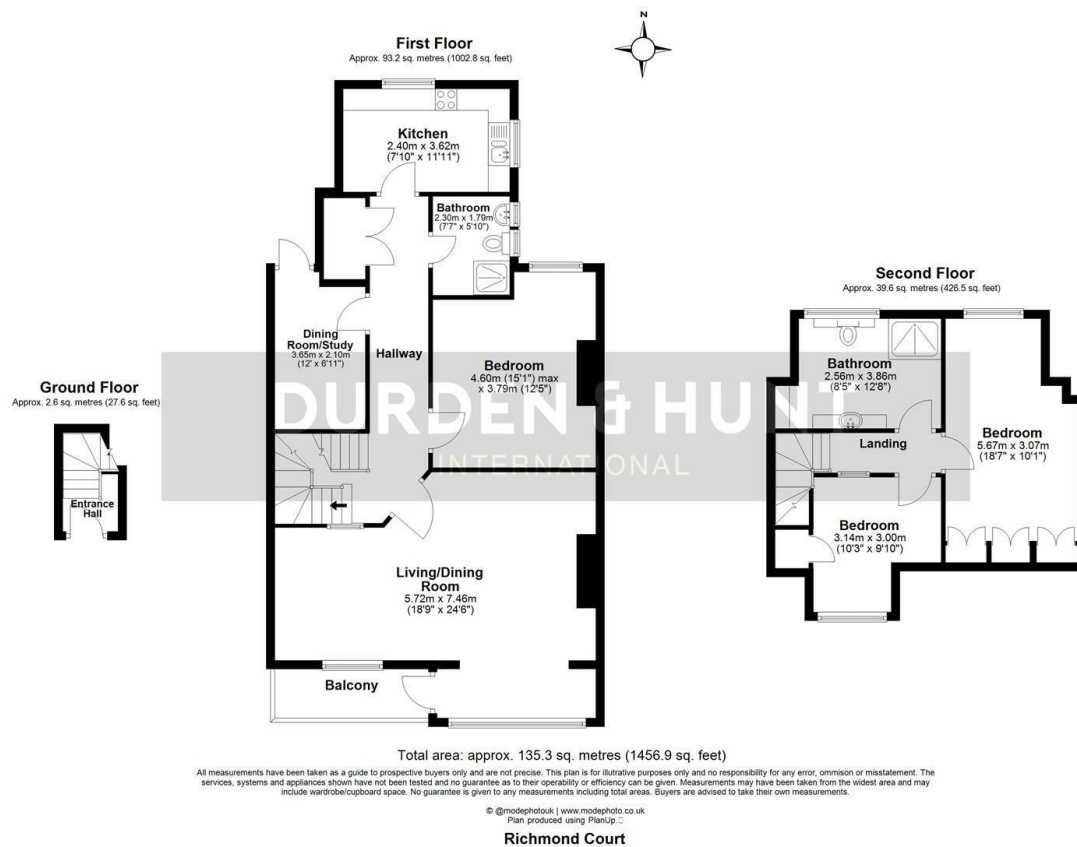
## Grand Parade, Leigh-On-Sea SS9

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  
01702 411 461

[leighonseas@durdenandhunt.co.uk](mailto:leighonseas@durdenandhunt.co.uk)  
[www.durdenandhunt.co.uk](http://www.durdenandhunt.co.uk)



## Viewings

Viewings by arrangement only. Call 01702 411 461 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	