

Flat 11, 45 Grand Parade



Flat 11 45 Grand Parade Leigh-On-Sea Essex SS9 1DX

Home Estate Agents are privileged with instruction to offer for sale, and with no onward chain, this simply breath-taking penthouse apartment on Grand Parade in Leigh-on-Sea.

This impressive top floor residence boasts a stunning panoramic estuary vista from a large wrap-around 60ft roof terrace and provides approximately 1,556 sq ft of accommodation (including balcony). This unique three bedroom home requires modernisation throughout and also includes a private garage in block to rear.

The accommodation comprises; secure communal entrance lobby with stairs and lift to top floor with private door into; hall, cloakroom, kitchen,



spacious lounge/diner, bathroom, three double bedrooms and an en suite to master. Externally, this incomparable residence features a private garage, resident parking and further boasts a 60ft wrap-around terrace with a panoramic south facing estuary vista. The property is served by gas central heating and offers double glazing where mentioned.

Situated on Grand Parade Leigh-on-Sea, this impressive penthouse flat is just a short stroll from all local amenities which includes nearby seafront and mainline railway station. We strongly encourage internal viewings to avoid any disappointment



Separate WC

Double glazed window to side, wall mounted sink with mixer taps, radiator, tiled flooring and walls.

Lounge Diner 19'5 x 14'11

Light and bright room with double glazed window to side and double glazed sliding patio doors leading onto terrace offering amazing estuary views, down lights, radiator feature fireplace, wall light points.

Bedroom Three 11'7 x 9'4

Double glazed window sliding patio doors leading onto terrace offering amazing estuary views, radiator, ceiling light.

Bedroom Two 19'0 x 11'7

Double glazed window to side and double glazed sliding patio doors leading onto terrace offering amazing estuary views, radiator, wall light.

Accommodation Comprises:

Entrance

Secure communal entrance lobby with stairs and lift to top floor. Personal entrance door into:

Hallway

Storage cupboard and doors into:



Bedroom One 14'9 x 12'6

Double glazed window to side offering amazing views, built in wardrobes, ceiling light, radiator.

En-Suite

Double glazed window to rear, pedestal wash hand basin with mixer tap, low level WC, wall mounted mirrored cabinet, tiled flooring and walls.

Externally

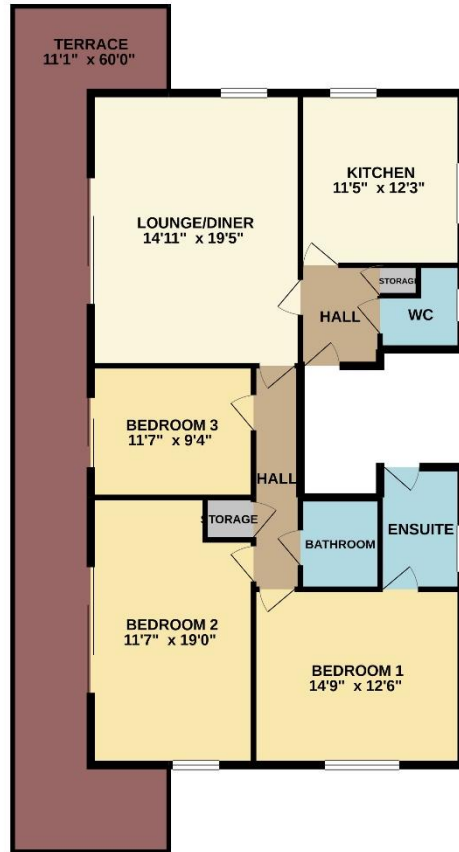
Wrap Around Terrace 60'0 x 11'1

Paved terrace with glass balustrade offering amazing estuary views.





PENTHOUSE
1556 sq.ft. approx.



TOTAL FLOOR AREA - 1556 sq.ft. approx.
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Price: POA Freehold

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