



7 Southdown Court

# 7 Southdown Court 133 Broadway Leigh-On-Sea Essex SS9 1PJ

**\*\* LARGE LUXURIOUS PENTHOUSE APARTMENT \*\***

Home Estate Agents are privileged with instructions to offer for sale this spectacular two bedroom penthouse apartment measuring approximately 1400 sq ft. Rarely does an apartment of this size come to the market in such a central location and the price per square foot represents excellent value. Extensively renovated with new fixtures and fittings, this property boasts a fabulous bespoke contemporary kitchen and family room, immaculate modern design throughout, off street parking and separate garage. The property is sold with a share of the freehold.

The accommodation comprises a shared entrance lobby with stairs to top floor and private door onto: hallway/study area, cloakroom, bespoke contemporary kitchen/family room with a separate spacious living room and two double bedrooms both with new high specification en suites supplied by C P Hart of



London. Externally, the property is complemented by allocated off street parking and a secured private garage. The property is served by gas central heating and offers recently replacement double glazing throughout.

Situated in Southdown Court, just off The Broadway in Leigh-on-Sea, this exceptional penthouse residence is within touching distance of local amenities which includes the array of cafés, bars, restaurants and popular boutiques. Also within a short stroll is the nearby seafront and mainline railway station - serving London Fenchurch Street for commuters.

With exquisite and stylish design, we strongly recommend internal viewings to avoid any disappointment.



blinds and offering estuary views. Opening into:

#### **Kitchen Diner Area 28'11 x 14'0**

Karndeian flooring, radiator, new double glazing windows to both sides with fitted blinds. New bespoke kitchen cabinetry with Silestone work surfaces with centre island and contemporary bespoke fitted wall and base units, down lights, integrated appliances including the following; Siemens wine cooler, induction hob with inset extractor, Siemens double oven, grill, microwave and warming tray, Siemens fridge, freezer, dishwasher and washer/dryer, Franke Swiss stainless steel sink with Franke taps.

#### **Bedroom One 19'0 x 10'8**

Fitted carpet, bespoke fitted wardrobes, storage cupboards with double doors, two ceiling lights, radiator, new double glazed window to side with fitted blinds. Door into:

#### **En-Suite Bathroom**

Tiled flooring and walls, wash hand basin with mixer tap, vanity unit and wall mounted mirror, walk in double shower cubicle, bath with mixer tap and shower attachment, WC, heated towel rail, extractor, down lights, new double glazed opaque window to side.

#### **Bedroom Two 14'9 x 14'1**

Fitted carpet, radiator, bespoke fitted wardrobes, new double glazed window to side with fitted blinds. Door into:



#### **Entrance**

Secure communal entrance lobby with stairs to top floor. Private door into:

#### **Hall**

Karndeian flooring, radiator, down lights, loft access, storage cupboard with double doors, entry phone system servicing both front and rear entrance doors.

#### **Open Kitchen Family Room**

#### **Living Area 28'11 x 12'7**

Karndeian flooring, two radiators, two ceiling lights, new double glazed windows to both side and front with fitted

### En-Suite Shower Room

Tiled flooring and walls, down lights, extractor, WC, wash hand basin with mixer tap, vanity unit and wall mounted mirror, heated towel rail, walk in double shower cubicle, brand new double glazed opaque window to rear with fitted blinds.

### Separate WC

Karndean flooring, tiled walls, WC, wash hand basin with mixer tap and vanity unit, wall mounted mirror, down lights, extractor.

### Externally

### Garage

Parking for one car plus additional secured garage.

### Lease Information

Share Of Freehold

Lease 996 years remaining

Ground Rent: £150 Per Annum

Service Charge: £700 Per Annum

Building Insurance: £321 Per Annum





PENTHOUSE  
1372 sq.ft. approx.



TOTAL FLOOR AREA: 1372 sq.ft. approx.  
Map Ref: H010010002



Price: £600,000 Share of Freehold

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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