



63 St Clements Court

63 St Clements Court Broadway West Leigh-on-Sea Essex SS9 2BP

Home Estate Agents are privileged with instruction to offer for sale this fabulous two bedroom penthouse apartment in Leigh-on-Sea which boasts arguably the best panoramic vista in the area.

The accommodation comprises; secure communal entrance lobby to the ground floor with stairs and lifts to the sixth floor and private door into; hallway, two double bedrooms, two bathrooms, modern kitchen and a spacious open-plan lounge/diner. Externally, this stunning residence is complimented by allocated parking, outside storage and a large south facing roof terrace which offers truly breathtaking estuary and surrounding area views.

The property is served by gas central heating and offers replacement double glazed windows as detailed.



Situated within St. Clements Court, a sought-after residential apartment complex in the heart of Leigh-on-Sea, this wonderful home is within immediate proximity to local amenities which includes nearby schools, parks, seafront and mainline railway station - serving London Fenchurch Street for commuters. Also within a short stroll is Leigh's fashionable Broadway and its array of bars, cafes, restaurants and popular boutiques.

Available with a share of the freehold, we strongly recommend internal viewings to avoid missing out on this unique penthouse apartment.

Entrance

Communal entrance door leading to communal entrance hall.

Communal Entrance Hall

Art Deco style entrance hall with stairs and lifts to all floors. Personal entrance door to:

Entrance Hall 21'2 x 4'5

Skylight, radiator, built in cupboards, intercom system.

Lounge/Diner 22'8 x 15'2

Impressive room with magnificent uninterrupted views. Two sets of UPVC double glazed patio doors on to terrace with adjacent UPVC double glazed windows to side with stunning



Kitchen/Breakfast Room 14' x 7'3

UPVC double glazed window to front with super views. Luxury range of Shaker style base & eye level units with a mixture of deep drawers, cupboards, fitted larder & breakfast bar to opening to lounge and benefitting from further views. Integrated appliances including double electric oven, induction hob, fridge/freezer & drawer style dishwasher. Square edge granite worktops with matching upstands and one and a quarter bowl stainless steel sink unit with mixer tap & matching drainer, fully tiled walls, ceiling spotlights, extractor fan.

Lobby 8'11 x 3'4

Skylight. Tow large fitted cupboards, doors to master bedroom & bathroom.

Master Bedroom 18'9 x 13'11

Extremely spacious room with large UPVC double glazed window to front with stunning views. Range of mirror fronted built in wardrobes, two radiators, coved ceiling.

Bathroom 9'0 x 8'2

Two skylights. White suite comprising of panelled bath with mixer tap, separate shower over & glass screen, low level WC with concealed cistern, wash hand basin in vanity unit with mixer tap, cupboard below, fitted mirror & lighting. Built in cupboard with spaces for washing machine & tumble dryer, fully tiled walls, heated towel rail, extractor fan.



estuary views, further UPVC double glazed window to side with views over Leigh library gardens towards St Clements Church with the estuary beyond. Feature stone fireplace with inset electric fire, four radiators, four wall light points, coved ceiling.

Sun Terrace 32'4 x 15'6

Stunning terrace of a great size with ample room for large dining table, loungers, sitting area & bbq. Absolutely breathtaking 180 degree south facing outlook with views as far as Canary Wharf & the Shard to the West and the pier and Shoeburyness wind farm to the East. Fitted sun blinds, outside tap, tiled floor.

Bedroom Two 15'4 x 10'11

UPVC double glazed window to side with views. Range of mirror fronted wardrobes, radiator, wall light point, coved ceiling. Door to en suite.

En-Suite 9'10 x 6'7

UPVC double glazed window to side with views. Luxury suite comprising of double shower cubicle, low level WC with concealed cistern, bidet & wash hand basin in vanity unit with mixer tap & cupboard below. Fully tiled walls, heated towel rail, ceiling spotlights.

Externally

There are well tended communal gardens to the front & rear of the block.

Parking

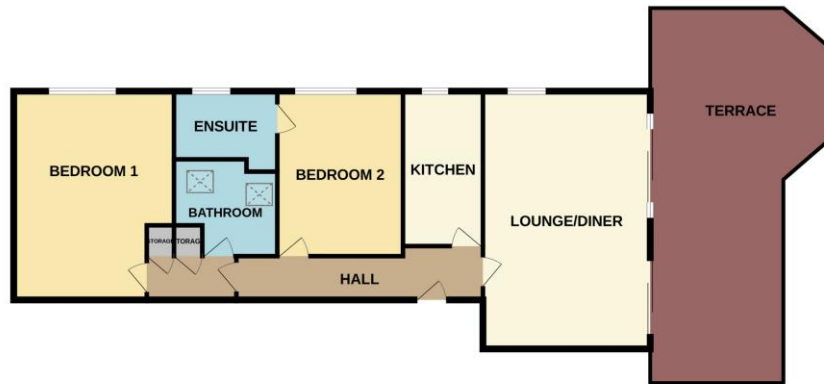
There is a single secure parking space to the basement of the building with direct lift access.

There is also a secure designated private storage area for the apartment in the basement.





PENTHOUSE
1500 sq.ft. approx.



TOTAL FLOOR AREA - 1500 sq.ft. approx.
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Price: £899,995 Share Of Freehold

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