



67c Grand Parade

Estuary Court

# 67c Grand Parade Leigh-On-Sea Essex SS9 1DT

Home Estate Agents are excited to bring to market this wonderful one bed first floor apartment located on Grand Parade, Leigh-On-Sea. This delightful flat boasts excellent sea views throughout a cosy lounge, perfect for relaxing or entertaining guests and a spacious bedroom, ideal for a comfortable night's rest.

Situated in a prime location, this flat offers excellent sea views, allowing you to enjoy the beauty of the coastline right from the comfort of your own home. With a garage and off-street parking available, you'll never have to worry about finding a place to park again.



Whether you're looking for a peaceful retreat by the sea or a convenient place to call home, this property has it all. Don't miss out on the opportunity to own this lovely flat in Leigh-On-Sea. Contact us today to arrange a viewing and experience the beauty of coastal living for yourself.

## Entrance Hallway

Wood flooring, spotlights, entry phone, radiator, coved ceiling. Doors to:

## Lounge 15'7 x 14'4

Fitted carpet, double glazed windows and to front and door leading to balcony offering excellent sea views, further double-glazed window to side aspect, cornicing, pendant lighting, radiator.

## Kitchen 12'4 x 6'9

Wooden flooring, radiator, spotlights, coved ceiling, sink with drainer, double glazed window to rear aspect, rolled edge worksurfaces with base and eye level units.



**Bedroom 15'1 x 12'11**

Fitted carpet, pendant light, double glazed window to front aspect offering excellent sea views, two built in wardrobes, radiator.

**Bathroom 9'0 x 4'9**

Tiled flooring, part tiled walls, double glazed obscure window to rear aspect, spotlights, heated towel rail, wash hand basin, WC.



**Externally**

**Garage & Off-Street Parking**

Garage to the rear of the property with off street parking space in front.

**Communal Front Garden**

Communal garden space to front.

**Lease Information**

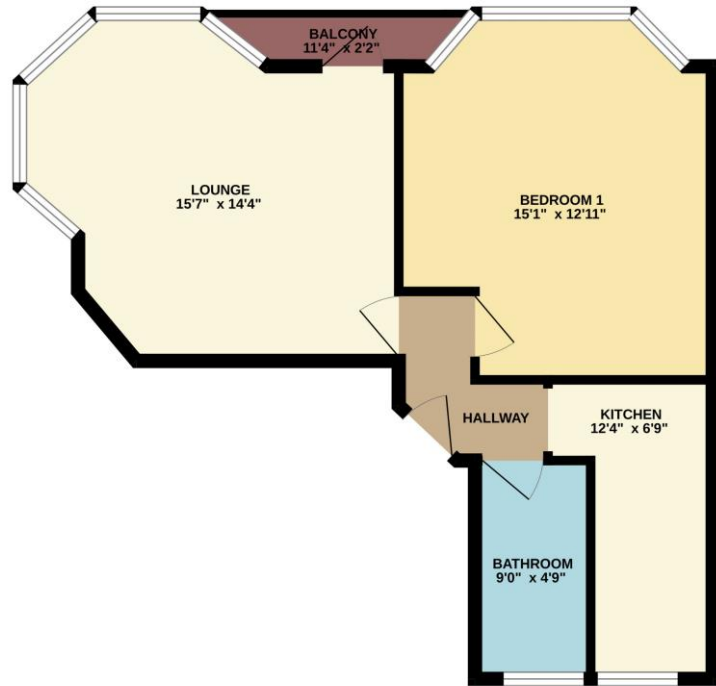
Share Of Freehold

Ground Rent: £0

Service Charge: £1024 Per Annum

Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.

GROUND FLOOR  
500 sq.ft. approx.



TOTAL FLOOR AREA : 500 sq.ft. approx.  
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**Price: £330,000 Share Of Freehold**

HOME - The Estate Agent of Leigh  
The Old Bank, 26 Broadway, Leigh on Sea, Essex SS9 1AW. Tel: 01702 480033

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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