

home.

£335,000

Grand Drive, Leigh-On-Sea

5 Grand Court West Grand Drive, Leigh-On-Sea, Essex, SS9 1BQ

Home Estate Agents are excited to welcome you to this charming two-bedroom second-floor apartment located in Grand Court West on Grand Drive, Leigh-On-Sea. This property boasts not only a prime location but also stunning sea views that can be enjoyed from your very own balcony.

Upon entering, you are greeted by a spacious lounge that offers a comfortable and inviting atmosphere, perfect for relaxing or entertaining guests. The well-appointed kitchen provides ample space for culinary enthusiasts to create delicious meals.

The property also benefits from a share of freehold, providing added security and investment value. Additionally, the first-come, first-serve parking ensures that you will have the opportunity to park your vehicle hassle-free.

Situated just moments away from Leigh Broadway and Chalkwell train station, this apartment offers easy access to local amenities and excellent transport links. Whether you are looking for a peaceful retreat by the sea or a convenient location for daily commuting, this property ticks all the boxes.

Don't miss out on the opportunity to own a piece of this vibrant seaside community with this fantastic apartment. Contact us today to arrange a viewing and experience the beauty and convenience this property has to offer.



Entrance

Secure communal door into communal entrance lobby with stairs and lift to the second floor. Private door into:

Hallway

Carpeted, ceiling light, entry phone system, three storage cupboards, radiator. Doors to:

Lounge / Diner 22'10 x 12'10

Double glazed window to rear, double glazed window and double glazed sliding door to side leading onto balcony, two ceiling lights, two radiators.

Kitchen 12'10 x 10'8

Tiled flooring, double glazed window to side, range of base units with rolled edge worksurfaces and matching eye level wall mounted units, sink with drainer, integrated double oven, four ring induction hob with extractor over, space for dishwasher, washing machine and fridge freezer, storage cupboard, radiator,

Bedroom One 13'11 x 11'3

Carpeted, double glazed window to side, double glazed window to rear, ceiling light, storage cupboard, radiator.

Bedroom Two 10'3 x 9'6

Carpeted, double glazed window to side, ceiling light, radiator.

Bathroom 5'8 x 5'4

Tiled flooring and walls, double glazed obscure window to side, wash hand basin with vanity unit, bath with shower over.



Separate WC

Tiled flooring, double glazed obscure window to side, ceiling light.

Externally

The property has parking on a first come, first serve basis.

Lease Information

Share Of Freehold

Lease: 136 years remaining

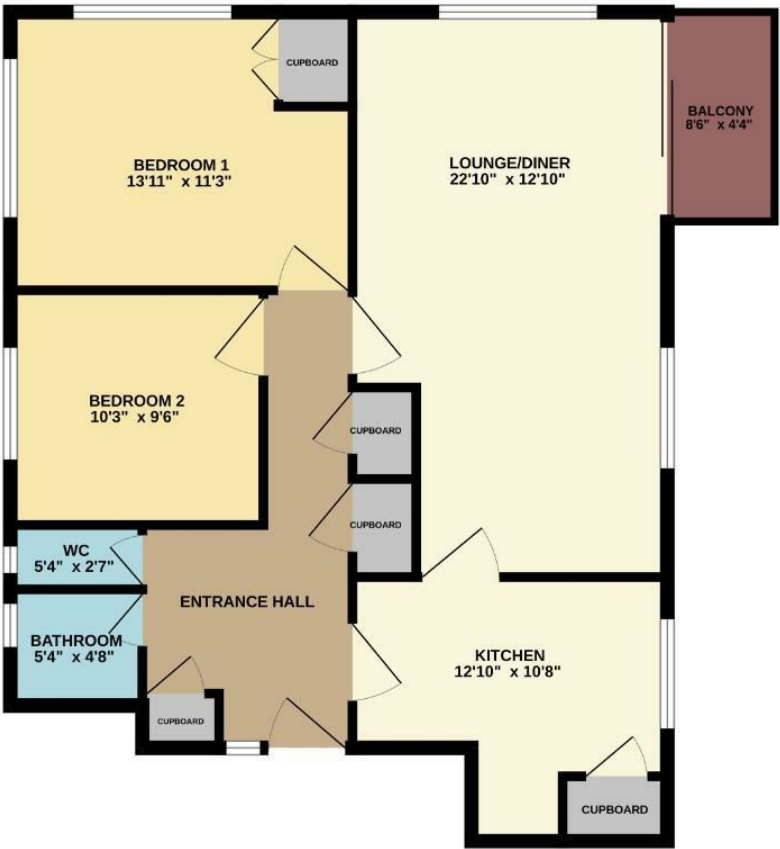
Ground Rent: £0

Service Charge: £149.26 PCM

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



GROUND FLOOR



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£335,000 Share of Freehold

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



LOCAL AUTHORITY
Southend City Council

COUNCIL TAX BAND
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TENURE
Share of Freehold

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	78
EU Directive 2002/91/EC			