



10 Bell Sands

# 10 Bell Sands Leigh-on-Sea Essex SS9 2FA

Home Of Leigh are proud to present this wonderful two bedroom first floor apartment, located in the heart of the Bell Sands development and which benefits from one of the larger terraces affording some fabulous estuary views along with secure undercover parking.

The beautifully maintained accommodation comprises; entrance hall, a wonderful open plan lounge, kitchen & dining area with bi folding doors opening to a Juliette balcony as well as access to a sunny south facing terrace, both offering gorgeous estuary views.

There are two great size double bedrooms, both of which have a bespoke range of fitted wardrobes and an en suite shower room off the master bedroom and a south facing balcony off the second bedroom. There is also a further three piece bathroom suite.



Externally the development offers well tended communal gardens within the ground as well as secure gated parking for one vehicle, which is undercover.

Located in the heart of Leigh-on-Sea's famous Old Town, this super apartment is within immediate proximity of mainline railway station for commuters and nearby seafront. Also within a short stroll is Leigh's fashionable Broadway and its array of bars, cafés, restaurants and popular boutiques.

## Accommodation Comprises

The property is approached via a communal entrance door via secure entry phone system leading to the well maintained communal areas with stairs and lift giving access to all floors.

## Main Entrance Hall 12'7 x 9'3 < 3'5

A spacious entrance hall with wood flooring and underfloor heating, built in cloaks cupboard and storage cupboard, smooth plastered ceiling with inset spotlighting. Doors to:



fitted bench seat, smooth plastered ceiling with inset spotlighting, Karndean wood flooring throughout with underfloor heating.

### Bedroom One 12'6 x 11'3

Double glazed window to rear aspect with bespoke fitted Plantation shutters and estuary views, carpeted, smooth plastered ceiling with inset spotlighting, range of bespoke fitted floor to ceiling wardrobes to the expanse of one wall with matching drawers and dressing table, underfloor heating. Door to:

### En-Suite Dressing Room 5'7 x 5'3

Modern three piece suite comprising fully tiled shower cubicle, low level WC, wash hand basin with mixer tap and vanity drawers beneath, fully tiled to surrounding walls, smooth plastered ceiling with inset spotlighting, tiled flooring, heated towel rail.

### Bedroom Two 10'6 plus depth of wardrobes x 7'1

Double glazed bi-folding doors to rear with bespoke fitted shutters and giving access to a south facing balcony, carpeted, range of bespoke fitted floor to ceiling wardrobes to one wall with matching overhead storage cupboards to the opposing wall, underfloor heating.



### Open Plan Lounge & Kitchen Area 21'9 x 18'1 max

A fabulous triple aspect room with double glazed windows to front aspect, double glazed bi-folding doors to rear giving access to a Juliet balcony with estuary views and further double glazed door to balcony plus additional double glazed French doors leading out onto the terrace. The kitchen area is fitted to include a recently fitted modern sink unit with mixer tap inset into a range of granite worksurfaces with an abundance of cupboards and drawers beneath, freestanding Range Master oven (to remain) with fitted extractor hood above, further range of matching eye level wall mounted units with concealed lighting beneath, concealed boiler (n/t), freestanding Fisher & Paykel fridge freezer (to remain), integrated washing machine, integrated slimline dishwasher,

### Bathroom 8'8 x 5'1

Double glazed window to front aspect with bespoke fitted Plantation shutters, modern suite comprising panelled bath with mixer tap and shower over, low level WC, wash hand basin with mixer tap and vanity drawers beneath, tiled flooring, smooth plastered ceiling with inset spotlighting, heated towel rail.

### Externally

### Parking Facilities

The property comes with one secure allocated undercover parking space accessed via electronic gates from Leigh Hill.

### Lease Information

Lease : 191 years remaining

Ground Rent: £250 Per Annum

Service Charge: Approx £2,144 Per Annum

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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Price: £630,000 Leasehold

HOME - The Estate Agent of Leigh

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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.

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