



15 St James Court

15 St James Court Grand Parade Leigh-on-Sea Essex SS9 1FN

Home Estate Agents are delighted to present this exquisite two-bedroom penthouse apartment located on Grand Parade in the charming seaside town of Leigh-On-Sea. This stunning property boasts far-reaching sea views that can be enjoyed from the spacious lounge and the inviting south-facing balcony, perfect for soaking up the sun and the picturesque surroundings.

The apartment features a modern open-plan kitchen diner, equipped with integrated appliances that make cooking and entertaining a pleasure. The contemporary design extends to the bathrooms, including a luxurious main bathroom with a whirlpool bath, providing a serene retreat after a long day. The master bedroom benefits from an ensuite, ensuring privacy and convenience, while both double bedrooms come with fitted wardrobes, offering ample storage space.



For those who value secure parking, this property includes off-street parking for two cars in a secure underground car park, a rare find in such a desirable location. Residents can also enjoy the communal gardens to the rear, providing a lovely outdoor space to relax and unwind.

Situated in an excellent location, this penthouse is just a short stroll from Leigh Broadway, where you will find a variety of shops, cafes, and restaurants. Additionally, Chalkwell train station is conveniently close, making commuting to London and beyond a breeze.

This remarkable penthouse apartment is perfect for those seeking a blend of modern living and coastal charm. Do not miss the opportunity to make this stunning property your new home.



ladder. The kitchen is fitted to include a range of base units with granite worksurfaces and matching eye level wall mounted units, granite splashback, integrated NEFF oven with microwave above, integrated four ring electric hob with extractor over, integrated fridge freezer, SMEG dishwasher, integrated Hotpoint washing machine, one and a half sink. Through to:

Lounge 18'0 x 17'7

Tiled flooring, double glazed window to side aspect, double glazed window to front aspect and double glazed French doors to south facing balcony all with shutters, spotlighting, wall lighting, two electric radiators.



Accommodation Comprises

The property is approached via a secure video entry phone system with a door leading to a communal lobby with a lift to the fourth floor. Landing space with ceiling light, stairs leading down to the ground floor and private entrance door into:

Entrance Hall

Tiled flooring, two Skylights, wall lighting, electric radiator, two storage cupboards. Doors to:

Kitchen Diner 20'11 x 15'6

Tiled flooring, double glazed window to side aspect with shutter, spotlighting, two electric radiators, access to boarded loft space with lighting accessed via drop down

Balcony 9'11 x 9'7

South facing balcony with composite decking and glass balustrades with panoramic estuary views.

Bedroom One 18'1 x 9'8

Carpeted, two ceiling lights, double glazed patio doors leading to the rear balcony with shutters, fitted wardrobes (to remain), electric radiator. Access to:

En-Suite 6'8 x 5'11

Tiled flooring and walls, ceiling light, extractor, shower cubicle with Rainfall shower attachment, WC, wash hand basin, heated towel rail.

Balcony 8'1 x 6'8

North facing balcony with composite decking, wall lighting and amazing views.

Bedroom Two 13'0 x 10'6

Carpeted, ceiling light, two double glazed windows to rear aspect with shutters, fitted wardrobe (to remain).

Bathroom 9'3 x 5'11

Tiled flooring and walls, ceiling light, extractor fan, wash hand basin, WC, bath with lighting and shower over, heated towel rail.

Externally

Parking

Secure underground gated parking for two vehicles and large storage cupboard.

Lease Information

Lease: 109 years remaining

Ground Rent: £0

Service Charge: Approx £300 PCM including building insurance, maintenance, cleaning, water and sewage rates.

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

Agents Note

The vendor has advised that there is an opportunity to buy into the Freehold of the property.



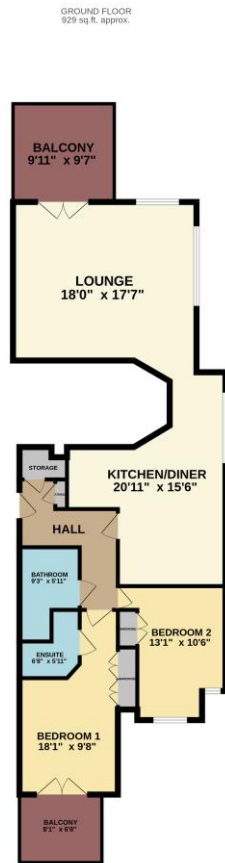












TOTAL FLOOR AREA: 929 sq ft, approx.
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Price £650,000 Leasehold

HOME - The Estate Agent of Leigh
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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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