



18 Estuary Lodge

18 Estuary Lodge Eastern Esplanade Thorpe Bay Essex SS1 3AE

Home Of Leigh are super excited to offer for sale this beautifully maintained two double bedroom second floor apartment, situated within a beautiful seafront apartment block surrounded by landscaped grounds and benefiting from a south facing balcony and the huge advantage of NO ONWARD CHAIN.

The accommodation comprises; spacious entrance hall, a dual aspect lounge with dining recess and access to a south facing balcony, a modern fitted kitchen, two great size double bedrooms - both with built-in wardrobes and a modern shower room with separate cloakroom.

Externally the property stands within well maintained and beautifully landscaped grounds with immaculate gardens, bin storage and a detached garage within a block. There is



also additional off street parking based on a first come, first serve basis.

Located on Eastern Esplanade in Thorpe Bay, this bright and airy apartment is perfectly positioned for the beach, being within a stones throw, as well as local bus routes offering direct access into Southend Town Centre.

Accommodation Comprises

The property is approached via a secure entry phone system into a well maintained and recently re-decorated communal hallway with stairs leading to all floors and further private entrance door leading to:

Entrance Hall 18'4 x 7'7 max

A light and airy entrance hall which is carpeted, built in cloaks cupboard, additional built in storage cupboard, radiator. Doors to:



freezer (to remain), integrated washer/dryer (to remain), built in storage cupboard housing boiler (n/t), luxury vinyl tiled flooring.

Bedroom One 13'5 x 13'1

Double glazed window to side aspect with estuary views, carpeted, built in wardrobe plus a range of fitted wardrobes, radiator.

Bedroom Two 12'1 x 10'2

Double glazed window to side aspect with estuary views, carpeted, built in wardrobe, radiator.

Shower Room 5'5 x 5'2

Double glazed obscure window to rear aspect, modern suite comprising; fully tiled walk in shower cubicle, wash hand basin with mixer tap and vanity cupboard beneath, fully tiled to surrounding walls, luxury vinyl flooring, heated towel rail.

Separate WC 5'4 x 2'6

Double glazed obscure window to rear aspect, low level WC, luxury vinyl tiled flooring, fully tiled to surrounding walls, heated towel rail.



Lounge 17'5 < 13'5 x 17'2

A great size dual aspect reception room with double glazed window to side aspect and double glazed patio doors to front giving access to a south facing balcony with fabulous estuary views, carpeted, smooth plastered ceiling, radiator.

Kitchen 16'9 x 10'9

A good size kitchen with double glazed window to side aspect. The kitchen is fitted to include a modern ceramic sink unit with mixer tap, inset into a range of square edge worksurfaces with cupboards and drawers beneath, built in oven, ceramic hob and extractor hood, further range of matching eye level wall mounted units, integrated dishwasher, freestanding fridge and freestanding separate

Externally

Garage

The property benefits from a single garage with up and over door. There is also an additional parking based on a first come, first serve basis.

Lease Information

Lease: 141 years remaining

Ground Rent £25 Per Annum

Service Charge: £1000 Per Annum including building insurance and maintenance.

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

Agents Note

No pets







GROUND FLOOR



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Price £395,000 Leasehold

HOME - The Estate Agent of Leigh
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