



11 Eden Point

11 Eden Point Rectory Grove Leigh-on-Sea Essex SS9 2BF

Home Estate Agents are delighted to introduce this exquisite modern apartment located in Eden Point on Rectory Grove, Leigh-On-Sea. This splendid second-floor residence boasts two generously sized double bedrooms, one of which features a convenient en suite bathroom, alongside a stylish modern bathroom that caters to all your needs.

The heart of the home is a contemporary open plan kitchen, diner, and lounge area, perfect for both entertaining guests and enjoying quiet evenings in. The apartment also benefits from ample storage solutions, ensuring that your living space remains clutter-free and organised.

One of the standout features of this property is the private rear terrace, which offers breathtaking sea views, providing a serene outdoor space to relax and unwind. Additionally, the apartment comes with two allocated parking spaces in a secure underground car park, adding to the convenience of urban living.



Residents will also enjoy access to a modern communal entrance, complete with lifts to all floors, and the added luxury of a concierge service. For those who value fitness, a communal gym is available, promoting a healthy lifestyle right at your doorstep.

This apartment is a perfect blend of modern living and coastal charm, making it an ideal choice for anyone looking to enjoy the best of Leigh-On-Sea.

Situated in an excellent location, this apartment is just a short distance from Leigh Broadway, where you can find a variety of shops, cafes, and restaurants. Furthermore, Leigh Train Station is nearby, making commuting a breeze. Families will appreciate the property's position within the catchment area for Leigh North Street Primary School, ensuring quality education options for younger residents.





Accommodation Comprises

Entrance

Communal entrance via secure entry system to concierge reception area with lift and stairs to second floor and access to communal gym. Private entrance door to:

Entrance Hall

Wooden flooring with underfloor heating, two storage cupboards, entry phone system, down lights. Doors to:

Bathroom 8'8 x 6'3

Tiled flooring with underfloor heating, tiled walls, down lights and spotlighting, extractor fan, bath with shower over, WC, wash hand basin with mixer tap, vanity storage beneath, shaver socket, heated



towel rail.

Bedroom Two 17'2 x 12'2

Wooden flooring with underfloor heating, skirting, two double glazed windows to front aspect, spot lighting.

Bedroom One 15'9 x 13'5

Wooden flooring with underfloor heating, double glazed windows to side aspect, walk-in wardrobe with fitted wardrobes, skirting, spotlighting, Door to:

En-Suite 8'10 x 6'8

Tiled flooring with underfloor heating and tiled walls, double glazed obscure window to front aspect, down lights, WC, wash hand basin with mixer tap and vanity storage beneath, walk in double shower with Rainfall shower head, heated towel rail, heated towel rail and column radiator, spotlighting, shaver socket.

Open Plan Kitchen/Family Room

Kitchen Area 12'10 x 7'1

Wooden flooring with underfloor heating, skirting, double glazed window to side aspect, spotlighting, storage cupboard. The kitchen is fitted to include a range of base units with Quartz worksurfaces and matching eye level wall mounted units, one and a half sink with drainer, Quartz splashbacks, integrated Siemens fridge freezer, integrated Siemens oven, integrated Siemens dishwasher, integrated five ring Siemens gas burner hob with extractor canopy over.

Dining Area 16'0 x 12'3

Wooden flooring with underfloor heating, skirting, double glazed window to side and rear aspect, spotlighting.

Lounge Area 16'0 x 15'2

Wooden flooring with underfloor heating, skirting, double glazed bi-folding doors leading onto the private terrace, spotlighting, electric wall mounted fireplace.

Externally

Terrace 27'3 x 16'10

Private south facing terrace offering estuary views with artificial lawn, glass balustrade, external wall lighting, external power, external heating via in-fared heater and a gate leading to the communal terrace.

Parking

Secure allocated underground parking

Lease Information

Share Of Freehold

Lease 188 years

Ground Rent £0

Service Charge £5059.66 Per Annum

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

Agents Note

Tenant in situ - will be sold with vacant possession.









GROUND FLOOR
1008 sq.ft. approx.



TOTAL FLOOR AREA: 1008 sq.ft. approx.
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Offers Over £599,950 Share Of Freehold

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