Bell Sands, Leigh-On-Sea

£350,000

home.

The Bell Bell Sands

Leigh-On-Sea
SS9 2FA

1 1 1

- Stylish One Bedroom Apartment within The Bell, Bell Sands
- Beautiful Sea Views Towards the Thames Estuary
- South Facing Balcony
- Bright Open Plan Kitchen and Living Space
- Modern Kitchen with Integrated Appliances and Excellent Storage
- Generous Double Bedroom with Walk in Wardrobe Area
- Contemporary Bathroom with Bath and Shower
- Secure Gated Allocated Parking Space
- Moments from Old Leigh, Leigh Beach and Leigh Broadway
- Short Walk to Leigh Station with Direct Trains to London

Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033

Property Overview

Home Estate Agents are delighted to offer for sale this superb one bedroom apartment within The Bell at Bell Sands, occupying a wonderful position in the heart of Leigh-on-Sea with beautiful estuary views, a south facing balcony and secure allocated parking.

The property is approached through a well-maintained communal entrance with secure entry system, leading into the apartment's private hallway. There is a generous double bedroom with a south facing window and an excellent walk-in wardrobe area providing extensive fitted storage.

The modern bathroom is stylishly finished with a bath and shower combination, while the real highlight is the impressive open plan kitchen and living space. The contemporary kitchen provides an excellent amount of storage and worktop space together with integrated appliances, flowing seamlessly into the bright lounge.

What really sets this particular apartment apart is its outlook. Its position within the development provides lovely sea views between the surrounding buildings, with the living area opening onto a south facing balcony, creating a fantastic spot to sit and enjoy the coastal setting.

The property also benefits from one allocated space within the secure gated lower level car park.

Bell Sands occupies an exceptional location, just moments from historic Old Leigh, Leigh Beach and the Thames Estuary. Leigh Station is within a short walk, providing direct services into London Fenchurch Street, while Leigh Broadway's independent boutiques, cafés, bars and restaurants are also within easy reach.

Accommodation comprises...

Accommodation Comprises:

Communal Hallway
The property commences with a communal hallway with carpet, skirting, ceiling light. Door to:

Entrance Hallway
Wooden door leading to the entrance hallway, wood effect vinyl flooring, skirting, pendant ceiling light, underfloor heating thoughout the entire property, large storage cupboard, phone entry system. Doors to the bedroom, bathroom, lounge/diner.

Bedroom
12'10 x 11'9

Carpet flooring with underfloor heating, skirting, pendant ceiling light, double glazed sash window to the rear aspect, large double height fitted wardrobe, spotlight lighting in the dressing area.

Bathroom
7'3 x 6'

Tiled flooring, tiled walls, underfloor heating, heated towel rail, shaver socket, panelled bath with shower over, spotlight lighting, extractor fan, sink with storage under and mixer tap over, w.c.

Open Plan Kitchen/Lounge

Lounge area
15'1 x 13'9

The lounge has the same wood effect vinyl flooring, skirting, two pendant ceilng lights, double glazed sliding door leading to the balcony. Open plan to the kitchen with a breakfast bar area, the balcony has a tiled floor & a metal ballastrade with external lighting & excellent sea views.

Kitchen area
11'5 x 11'3

The kitchen has the same wood effect vinly flooring, skirting, spotlight lighting, double glazed sash window to the front aspect, range of base & wall cabinets, wood effect laminate work surface with matching back splash, one and a half sink with drainer & mixer tap over, Siemens oven with a four ring Siemens induction hob over & Siemens extractor, fitted washing machine, fitted Siemens dishwasher, fitted Siemens fridge/freezer, open plan onto the lounge.

Parking
One allocated parking space in the secure lower level car park & bike storage.

Communal Garden
Communal garden with seating area, planting borders and views overlooking the Estuary.

Lease
Lease - 191 year remaining
Annual ground rent: £250 (paid 6 monthly)
Annual service charge: Approx £1410 ([paid 6 monthly)

THE BELL
LEIGH PARK ROAD

GROUND FLOOR
542 sq.ft. approx.

TOTAL FLOOR AREA : 542 sq.ft. approx.
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Property Details

1 Bedrooms
1 Bathrooms
1 Reception Rooms
Flat

Approx. 542.00 sq ft
EPC band: B

Tenure: Leasehold
Council Tax Band: A

£350,000

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