



Rectory Grove, Leigh-On-Sea
Offers In Excess Of £950,000

home.

Flat 15 Eden Point

87 Rectory Grove

Leigh-On-Sea

SS9 2BF



- Stunning Second Floor Apartment in Prime Leigh Location
- Breathtaking Dual Aspect Sea Views Throughout
- South Facing Balcony with Panoramic Coastal Outlook
- West Facing Balcony to Principal Bedroom
- Impressive Open Plan Kitchen Lounge and Dining Space
- High Specification Siemens Appliances and Quartz Worktops
- Two Spacious Double Bedrooms with Sea Views
- Modern En Suite and Luxury Bathroom with Underfloor Heating
- Concierge Service Communal Gym and Roof Terrace
- Unparalleled Location in the Heart of Leigh - Close to Leigh Broadway and Leigh Train Station

Interested?

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

📞 01702 480 033





Home Estate Agents are privileged to offer for sale this exceptional second floor apartment set within a highly sought-after development in the heart of Leigh-on-Sea, boasting breath taking dual aspect sea views, outstanding resident facilities and beautifully appointed interiors throughout.

Accessed via a well-maintained communal entrance with lift service, this stunning home immediately impresses with an attractive entrance hallway featuring oak wood flooring and underfloor heating. The accommodation has been thoughtfully designed to maximise light, space and the incredible coastal outlook.

The true centrepiece of the property is the impressive open plan kitchen, lounge and dining space. The contemporary kitchen is fitted with high-end Siemens appliances, a sleek quartz worktop and a central island, creating a perfect environment for both everyday living and entertaining. This space is flooded with natural light from both the south facing sliding doors leading onto a private balcony with spectacular sea views, and west facing windows offering far reaching coastal vistas.

There are two generous double bedrooms, both enjoying west facing sea views. The principal bedroom further benefits from its own private balcony and a stylish en-suite shower room, while the modern family bathroom also features underfloor heating, continuing the high specification finish throughout.

Externally, residents benefit from a range of premium amenities including a concierge service, communal gym and a beautifully designed roof terrace, all enhancing the lifestyle on offer. Situated just moments from Leigh Broadway's vibrant mix of shops, cafes and restaurants, as well as Leigh station for direct London links, this is a rare opportunity to acquire a truly special coastal home.

Accommodation Comprises

The property is approached via a communal entrance via secure entry system to concierge reception area with lift and stairs to second floor and access to communal gym. Private composite entrance door to:

Entrance Hallway

Engineered oak wood flooring with underfloor heating, skirting, spotlighting, two storage cupboards. Doors to:

Open Plan Kitchen/Lounge

17'9" x 13'1"

Kitchen Area

15'9" x 8'3"

Engineered oak wood flooring with underfloor heating, skirting, spotlighting, double glazed window to side aspect.

The kitchen is fitted to include a range of base units with Quartz worksurfaces with matching splashback, matching eye level wall mounted units, inset one and a half sink with drainer and mixer tap, integrated Siemens oven and integrated Siemens microwave with warming drawer, space and plumbing for a washing machine, integrated dishwasher, integrated Siemens fridge freezer, integrated large wine cooler, central kitchen island with matching Quartz worksurface, storage under and Siemens five ring gas hob over with Falmec pop-up extractor fan. Open to:

Lounge Area

20'3" x 25'2"

Continuation of engineered oak wood flooring with underfloor heating, skirting, spotlighting, double glazed window to the side aspect, double glazed windows and double glazed sliding doors to the rear aspect leading to the balcony with excellent sea views.

Bedroom One

11'3" x 11'0"

Carpeted with underfloor heating, skirting, spotlighting, fitted mirror sliding door wardrobes, double glazed window to the side aspect with shutters and double glazed door leading to the balcony. Door to:

En-Suite

Ceramic tiled flooring with underfloor heating, tiled walls, extractor fan, spotlighting, shaver socket, WC, wash hand basin with Grohe taps and vanity storage beneath, walk-in shower with Grohe shower attachment, heated towel rail.

Balcony

23'5" x 8'4"

West facing balcony with excellent sea views, wooden decked flooring and glass balustrade, external wall lighting.





Bedroom Two

10'5 x 10'1

Carpeted with underfloor heating, skirting, spotlighting, double glazed window to side aspect with shutters.

Bathroom

Ceramic tiled flooring with underfloor heating, tiled walls, extractor fan, spotlighting, shaver socket, Grohe wash hand basin with vanity storage beneath, WC, bath with Grohe shower over, heated towel rail.

Balcony

9'10 x 8'1

South facing balcony with tiled flooring, external water tap, lighting and power socket.

Parking

Secure allocated underground parking for two cars and secure cycle store areas

Lease Information

Lease: 187 years remaining

Ground Rent: £0

Service Charge: Approx £5,000 Per Annum

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











Property Details

2 Bedrooms
2 Bathrooms
1 Reception Rooms
Flat

Approx. sq ft
EPC band:
Tenure: Share of Freehold
Council Tax Band: F

£950,000

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home.



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