

Bell Sands, Leigh-On-Sea

Price Guide £550,000

home.

Flat 1, The Bell
Bell Sands
Leigh-On-Sea
SS9 2FA

2 2 2

- Incredible Ground Floor Apartment
- Highly Sought After Location
- Fabulous L Shaped Open Plan Lounge, Kitchen & Dining Area
- Master Bedroom With En-Suite & Access To Courtyard
- Within Walking Distance To Leigh Broadway
- Close Proximity To Old Leigh, Seafront & Mainline Railway Station
- Secure Underground Parking Space & Own Private Court Yard Garden



Interested?

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

01702 480 033





*** Guide Price £550,000 - £575,000 ***

Home Of Leigh are super excited to offer for sale this incredible ground floor apartment which is located in a highly sought after apartment block in Old Leigh and benefits from a secure underground parking space as well as it's own private court yard garden.

The property offers a private entrance door into the flat, a guest cloakroom and office plus a fabulous L shaped open plan lounge, kitchen & dining area with access to the court yard.

An inner hallway provides access to the two large double bedrooms, both with en suite dressing areas and the master with an en suite shower room and additional access to the court yard. There is also a modern principle bathroom suite.

The property is served by underfloor heating and is fully double glazed throughout.

Situated within 'Bell Sands' a modern complex in the heart of Leigh-on-Sea, this superb residence is within close proximity to all local amenities which includes nearby 'Old Town', seafront and mainline railway station which serves London Fenchurch Street for commuters. Also within walking distance is Leigh's fashionable Broadway and its array of bars, cafes, restaurants and popular boutiques.

Accommodation Comprises
Own private entrance door leading to:

Entrance Hall
9'6 x 5'5
Wood flooring throughout with underfloor heating, smooth plastered ceiling with feature roof lantern, built-in storage cupboard, open plan to living space and door to cloakroom.

Cloakroom
5'3 x 3'5
Double glazed obscure window to front aspect. Modern two piece suite comprising; low level WC, wash hand basin with mixer tap, fully tiled to surrounding walls, tiled flooring with underfloor heating, smooth plastered ceiling with inset spotlighting, heated towel rail.

Office Area
6'4 x 5'9
With continuation of wood flooring with underfloor heating, smooth plastered ceiling with feature roof lantern, two wall light points.

Open Plan Lounge, Kitchen & Dining Room
28'9 x 24'1 <11'3

Kitchen Dining Area
Double glazed window to side aspect with bespoke fitted Planation shutters. The kitchen is fitted to include a modern one and a quarter bowl sink unit with mixer tap inset into a range of square edge worksurfaces with an abundance of cupboards and drawers beneath, built-in Siemens oven and matching grill with electric hob and extractor hood above, further range of matching eye level wall mounted units with concealed lighting beneath, integrated washing machine and dishwasher, concealed boiler (n/t), continuation of wood flooring, door to inner hallway.

Lounge Area
Double glazed bi-fold doors to rear giving access to the terrace, continuation of wood flooring, smooth plastered ceiling with inset spotlighting and feature roof lantern, underfloor heating.

Inner Hallway
16'6 x 3'4
Wood flooring, smooth plastered ceiling with inset spotlighting, large built-in cloaks cupboard. Doors to:

Master Bedroom
14'8 x 14'4
Double glazed patio doors leading out to the terrace, wood







flooring, smooth plastered ceiling with inset spotlighting, underfloor heating. Archway through to:

Dressing Room
6'10 plus depth of wardrobe x 6'10 plus depth of w

Extensive range of fitted floor to ceiling wardrobes. Door to:

En-Suite Shower Room
7'1 x 4'6

Modern three piece suite comprising; fully tiled shower cubicle, low level WC, wash hand basin with mixer tap and vanity drawers beneath, fully tiled to surrounding walls, tiled flooring with underfloor heating, smooth plastered ceiling with inset spotlighting, heated towel rail.

Bedroom Two
12'11 x 10'2

Double glazed window to side aspect with bespoke fitted Plantation shutters, wood flooring, dado rail, smooth plastered ceiling with inset spotlighting, underfloor heating. Door to:

Dressing Room
5'8 plus depth of wardrobe x 4'5 plus depth of war

Extensive range of fitted floor to ceiling wardrobes.

Bathroom
7'9 x 7'7

Modern three piece suite comprising; stand alone bath with mixer tap and shower attachment, wash hand basin with mixer tap and vanity drawers, fully tiled shower cubicle, low level WC, tiled flooring with underfloor heating, smooth plastered ceiling with inset spotlighting, heated towel rail.

Externally

Terrace
The property benefits from a fabulous terrace which is paved providing ample space for dining and entertaining, gate leading to the parking area.

Lease Information
Lease: 191 years remaining
Ground Rent: Approx £300 Per Annum
Service Charge: Approx £1500 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
2 Reception Rooms
Flat

Approx. sq ft
EPC band: B
Tenure: Leasehold
Council Tax Band: D

£550,000

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