

# bear

*Estate Agents*



Situated in the charming area of Grand Parade, Leigh-on-Sea, this stunning top-floor apartment offers a delightful living experience. With one spacious bedroom and a well-appointed bathroom, this flat is perfect for individuals or couples seeking a serene retreat by the sea. The highlight of this property is undoubtedly the panoramic, far-reaching views of the estuary, which can be enjoyed from the comfort of your own home. The spacious lounge provides a welcoming atmosphere and grants access to a south-facing balcony, ideal for soaking up the sun and enjoying the picturesque surroundings. Conveniently located, this apartment is just moments away from the vibrant Leigh Broadway and the historic Old Leigh, where you can explore a variety of shops, cafes, and restaurants. Additionally, Chakwell Station is a short stroll away, making commuting and travel a breeze. This property combines modern living with a prime location, making it an excellent choice for those looking to embrace the coastal lifestyle. Don't miss the opportunity to make this beautiful your new home.

- Stunning top floor apartment
- Spacious lounge/diner giving access to the south facing balcony
- Three-piece bathroom
- Long lease with low charges
- Moments from Leigh Broadway and Old Leigh
- Panoramic far-reaching estuary views
- Fully fitted kitchen
- One well-sized bedroom
- Modern throughout
- Short stroll from Chakwell Station

## Grand Parade

Leigh-On-Sea

**£260,000**



# Grand Parade



## Frontage

Communal front garden area, door to:

## Entrance Hallway

Pendant light, entrance door to the front, secure entry system, carpeted stairs rising to the first-floor landing, radiator, carpet.

## First Floor Landing

Pendant light, carpet, door to:

## Private Entrance Hallway

Drop-down pendant lights, storage cupboard, loft access, two column radiator, wood-effect laminate flooring, doors to all rooms.

## Lounge/Diner

13'1" x 10'9"

Feature pendant light, double-glazed sliding doors to the front giving access to the balcony, picture rail, wooden beam, vertical two column radiator, wood effect laminate flooring.

## Private South Facing Balcony

Concrete base, glass balustrades, offering unobstructed sea views over the Estuary.

## Kitchen

6'10" x 6'10"

Smooth coved ceiling with a pendant light, double-glazed window to the rear. Modern kitchen comprising of; wall and base level units with a wooden worktop, inset sink with a chrome mixer tap, space for an oven and grill with a four-ring electric hob, space for a fridge freezer, space for a washing machine, patterned tiled flooring.

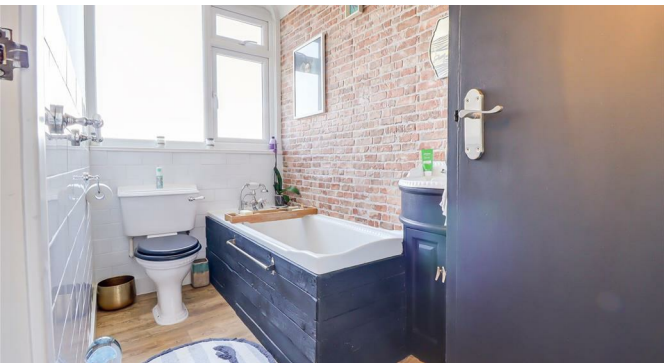
## Bedroom

10'9" x 9'10"

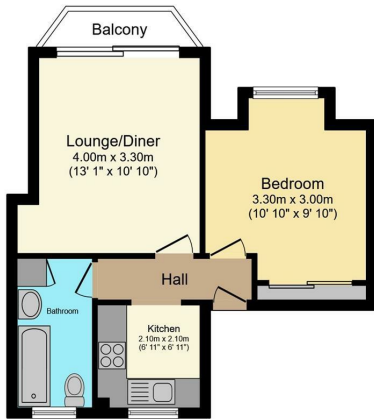
Smooth ceiling with a pendant light, double-glazed window to the rear, fitted floor to ceiling mirrored sliding door wardrobe, two column radiator, carpet.

## Three-Piece Bathroom

Coved ceiling with a pendant light, obscured double-glazed window to the rear, panelled bath with a shower hose, low-level WC, vanity unit wash basin, feature exposed brick wall, wood effect laminate flooring.



# Floor Plan

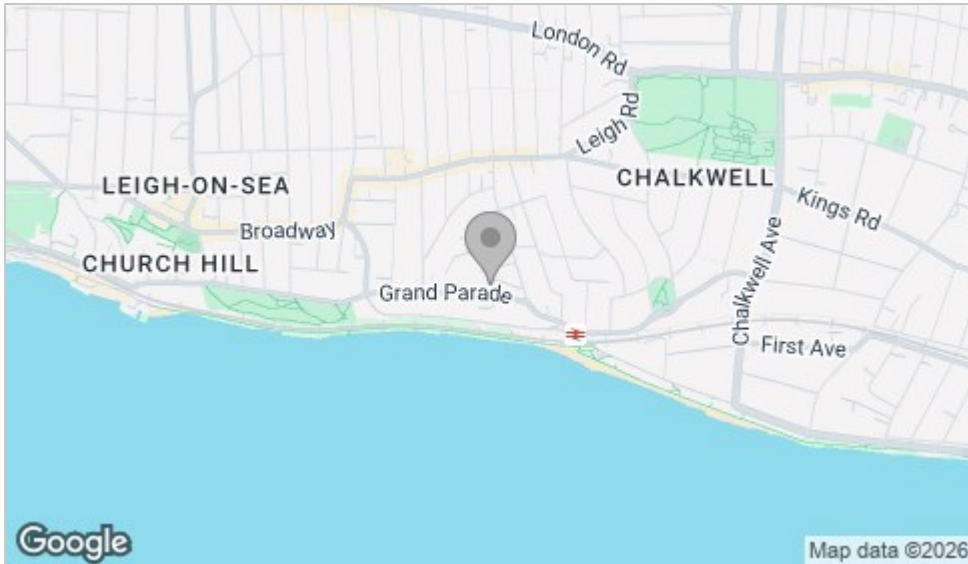


Total floor area 40.6 m<sup>2</sup> (437 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



# Area Map



# Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	