

SCOTT &  
STAPLETON

ST CLEMENTS GATE  
Leigh-On-Sea, SS9 1PJ  
£1,700,000







## ST CLEMENTS GATE

**£1,700,000**

LEIGH-ON-SEA, SS9 1PJ

Scott & Stapleton are excited to offer for sale this brand new penthouse apartment within the exclusive St Clements Gate development in the heart of Leigh Broadway.

This magnificent penthouse has been extremely well planned and offers extremely spacious, high quality accommodation extending to approx. 1800 sq ft with an additional 1,500 sq ft of outside space with stunning views over the Thames estuary and beyond.

The property benefits from private lift access, huge open plan space with living, dining & kitchen areas, spacious separate sitting room, 2 large bedrooms with en suites plus further bedroom/study, cloakroom &

high quality accommodation extending to approx. 1800 sq ft with an additional 1,500 sq ft of outside space with stunning views over the Thames estuary and beyond.

The property benefits from private lift access, huge open plan space with living, dining & kitchen areas, spacious separate sitting room, 2 large bedrooms with en suites plus further bedroom/study, cloakroom & large utility room.

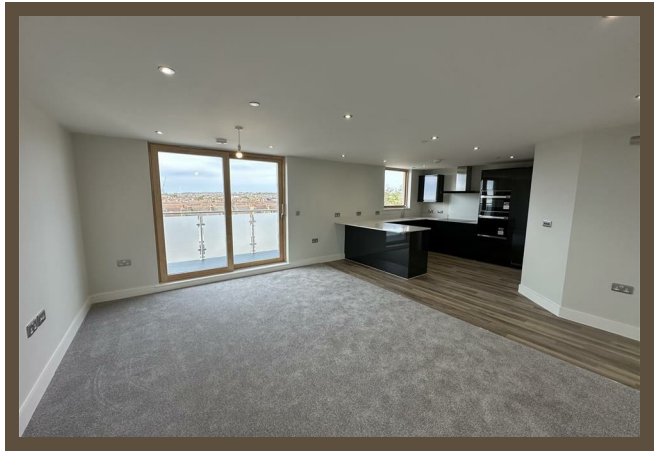
There are balconies to 3 sides offering ample space for outside entertaining and benefitting from 180 degree views from Shoeburyness and even as far as London. There is also the added attraction of 2 secure parking spaces.

Ideally located for all amenities the property is within the centre of Leigh yards from numerous boutique shops, bars & restaurants. The local mainline railway stations, local parks & seafront are also close to hand.

A unique opportunity to purchase a bespoke penthouse apartment offering luxury living in the heart of Leigh Broadway. Available immediately, an early internal inspection is strongly advised.

Scott & Stapleton are excited to offer for sale this brand new penthouse apartment within the exclusive St Clements Gate development in the heart of Leigh Broadway.

This magnificent penthouse has been extremely well planned and offers extremely spacious,





Accommodation comprises

Communal entrance leading to stairs & private lift access to entrance lobby.

Entrance lobby

1.96m x 1.37m (6'5 x 4'6)  
Door to open plan living, dining area's & kitchen.

Open plan living, dining area's & kitchen

10.46m max x 7.21m max (34'4 max x 23'8 max)

Living area

4.95m x 3.23m (16'3 x 10'7)  
Double glazed patio doors to front on to sun terrace with fabulous views. Further double glazed window to front. Underfloor heating, ceiling spotlights. Open plan to dining area.

Dining area

5.00m x 3.84m (16'5 x 12'7)  
Double glazed patio doors on to rear balcony with far reaching views. Underfloor heating, ceiling spotlights. Open plan to kitchen area.

Kitchen area

3.86m x 3.84m max (12'8 x 12'7 max)  
Double glazed window to rear. Luxury range of base & eye level units with integrated appliances including 2 electric ovens, induction hob, extractor fan, fridge/freezer, dishwasher & wine cooler. Quartz worktops with matching breakfast bar & upstand with inset sink unit & mixer tap. Karndean flooring with underfloor heating, ceiling spotlights. Door to utility room

Utility room

3.68m x 1.70m (12'1 x 5'7)  
Double glazed window to side. Range of luxury base level units with 2 full height matching units, integrated washer/dryer. Quartz worktops with matching upstand and inset sink unit with mixer tap. Large built in cupboard, Karndean flooring with underfloor heating, ceiling spotlights.

Lobby

2.03m x 1.75m (6'8 x 5'9)  
Double glazed door with adjacent double glazed window to front on to sun terrace. Tiled floor with underfloor heating. Door to cloakroom.

Cloakroom

2.29m x 1.27m (7'6 x 4'2)  
Double glazed window to front. Luxury suite comprising of low level WC & wash hand basin in vanity unit. Tiled floor with underfloor heating, ceiling spotlights, extractor fan, fitted mirror.

Inner hallway

9.02m x 1.12m (29'7 x 3'8)  
2 large built in storage cupboards. Main entrance door to stairwell, ceiling spotlights. Doors to bedrooms & sitting room.

Sitting room

6.86m x 5.08m (22'6 x 16'8)  
Extremely impressive room with full width double glazed windows to front with fabulous views & double glazed door on to sun terrace. Underfloor heating, ceiling spotlights.

Bedroom 3/study

3.89m x 2.79m (12'9 x 9'2)  
Double glazed window to rear. Underfloor heating.

Bedroom 2

3.89m x 2.67m (12'9 x 8'9)  
Double glazed window to rear. Luxury fitted wardrobes, underfloor heating. Door to en suite.

En suite

2.82m x 1.98m (9'3 x 6'6)  
Luxury suite comprising of panelled bath with mixer tap, oversized shower head & glass screen, low level WC & wash hand basin in vanity unit. Part tiled walls, tiled floor, heated towel rail, fitted mirror, ceiling spotlights, extractor fan.

Principal bedroom

4.45m x 3.89m (14'7 x 12'9)  
Double glazed windows to rear & side with fabulous views, double glazed door on to rear balcony. Luxury fitted wardrobes, underfloor heating, ceiling spotlights. Door to en suite.

En suite

3.76m x 1.98m (12'4 x 6'6)  
Luxury 4 piece suite comprising of panelled bath with mixer tap, oversized shower head & glass screen, double shower with glass screen & oversized shower head, low level WC & wash hand basin in vanity unit. Part tiled walls, tiled floor, heated towel rail, fitted mirror, ceiling spotlights, extractor fan.

Sun terrace

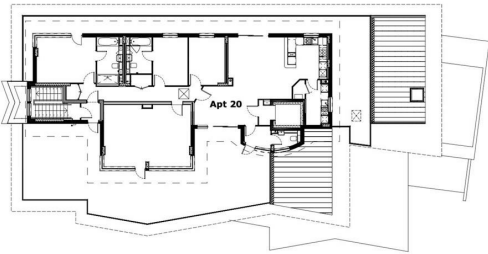
A huge area with magnificent estuary views over the Thames estuary towards Southend Pier & beyond. Ample room for large parties & gatherings, al fresco dining, sun beds, hot tubs, etc, etc. Glass & stainless steel balustrade, decking outside lighting & power points.

Rear balcony

Full width west facing balcony with fabulous views over Leigh towards St Clements Church & the Thames Estuary. Glass & stainless steel balustrade, decking, external power points & lights. Large useful area to the rear ideal for storage or clothes drying.

Externally

The penthouse benefits from 2 allocated, secure & covered parking spaces approached via Leighton Avenue.



Fourth Floor Plan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>85</b>	<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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