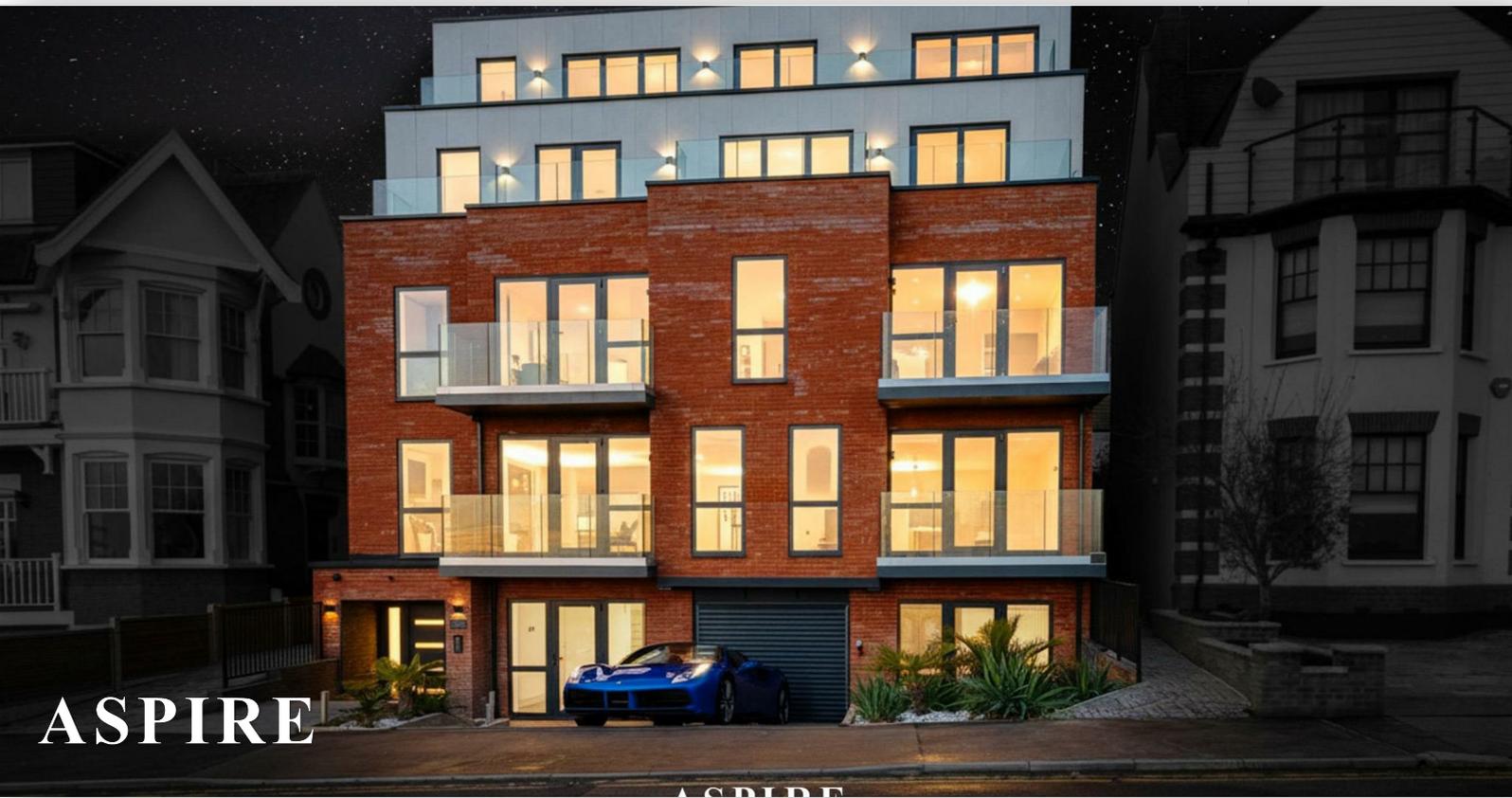


*To arrange a viewing contact us  
today on 01268 777400*



**ASPIRE**



## **Grand Parade, Leigh-On-Sea Guide price £1,250,000**

**VIDEO TOUR - Price Range £1250,000 - £1,500,000** A beautifully designed three bedroom duplex apartment arranged over the ground and first floors, finished to an exceptional standard throughout. Featuring an impressive open plan kitchen and living space extending over 40 feet, high specification fittings and stunning panoramic estuary views throughout, plus private balcony. The master suite benefits from a bespoke dressing room and en suite, with two further double bedrooms offering built in wardrobes and en suite facilities. Located on the highly regarded Grand Parade, within walking distance of Leigh Broadway, Leigh Old Town, Chalkwell Station and the seafront. Secure underground parking with car lift system, full lift service and share of freehold. One of just five exclusive apartments, with one already sold.

## An Exceptional Coastal Residence

Enjoy refined coastal living in this beautifully designed duplex apartment, arranged across the ground and first floors and finished to an exceptional standard throughout. Showcasing contemporary elegance with carefully considered detailing, this outstanding home perfectly balances luxury, comfort and modern design, creating an enviable lifestyle opportunity for discerning buyers.

## Prime Grand Parade Location

Set along the highly regarded Grand Parade, this prestigious development offers the perfect blend of seaside tranquillity and vibrant town living. Leigh's renowned Broadway is just a short walk away, celebrated for its boutique shopping, cafés and restaurants, while Leigh Old Town is also close at hand, famous for its traditional cockle sheds, characterful pubs and acclaimed dining spots.

Chalkwell Station and the seafront are within easy walking distance, providing excellent transport links and leisure opportunities. Direct rail services reach London Fenchurch Street in approximately 45 minutes, while London Southend City Airport is around a 10 minute drive, making this an ideal location for both commuters and frequent travellers.

## Sophisticated Interior Design

The apartment has been meticulously planned to maximise space, light and functionality. The impressive master suite features a bespoke dressing room and a beautifully appointed en suite bathroom. Two further generous double bedrooms benefit from built in wardrobes and stylish en suite facilities, offering comfort and privacy for family or guests.

At the heart of the home is a stunning open plan kitchen and living space measuring over 40 feet in length, perfectly suited to both everyday living and entertaining. The contemporary kitchen is fitted with sleek Quartz worktops and high quality integrated appliances from Bora and Siemens, combining cutting edge performance with refined aesthetics.

Large, energy efficient windows and doors flood the interiors with natural light while framing breathtaking estuary views, enhancing the sense of space and showcasing the premium finishes used throughout.

## Private Balcony with Estuary Views

A generous private balcony, accessed directly from the living area, offers an ideal setting to relax or entertain while enjoying uninterrupted views across the estuary. This elegant outdoor space provides a seamless extension of the interior accommodation.

## Secure and Convenient Living

Residents benefit from a secure entry system with intercom access and a full lift service to all floors. Underground parking is provided via an advanced car lift and turntable system, offering secure and effortless access to the allocated parking spaces.

## Stylish Exterior and Communal Areas

Thames View features striking contemporary architecture, complemented by attractive paving and landscaped planting. A shared rear garden provides a low maintenance communal outdoor space for residents to enjoy.

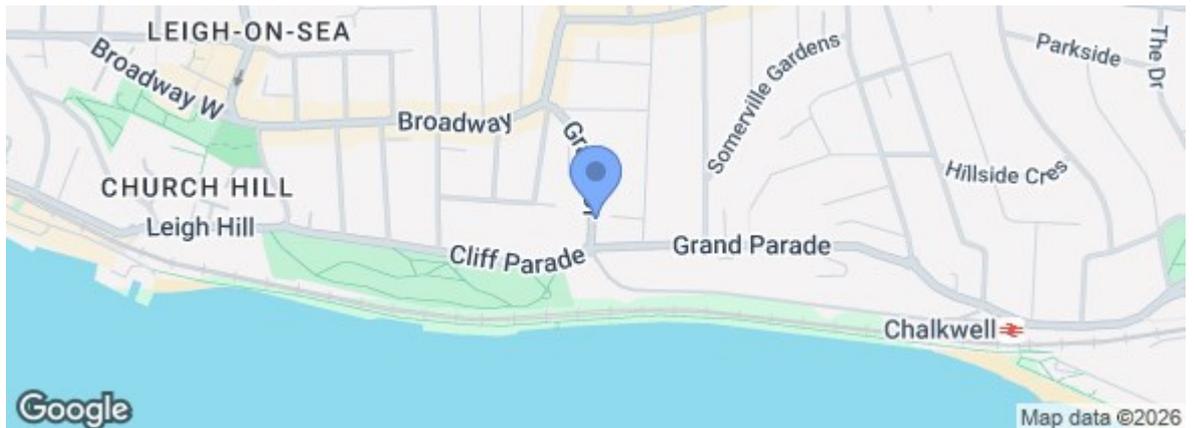
## Ownership Details

The apartment is offered with a share of the freehold, providing added peace of mind, long term security and greater control over the management of the building. With only five exclusive apartments within the development and one already sold, early interest is strongly encouraged.



## Thames View, Grand Parade, Leigh on Sea Apartment Two

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	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.