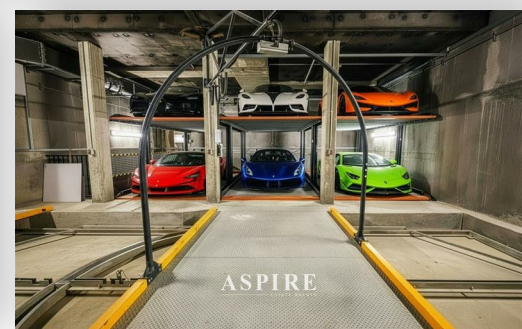
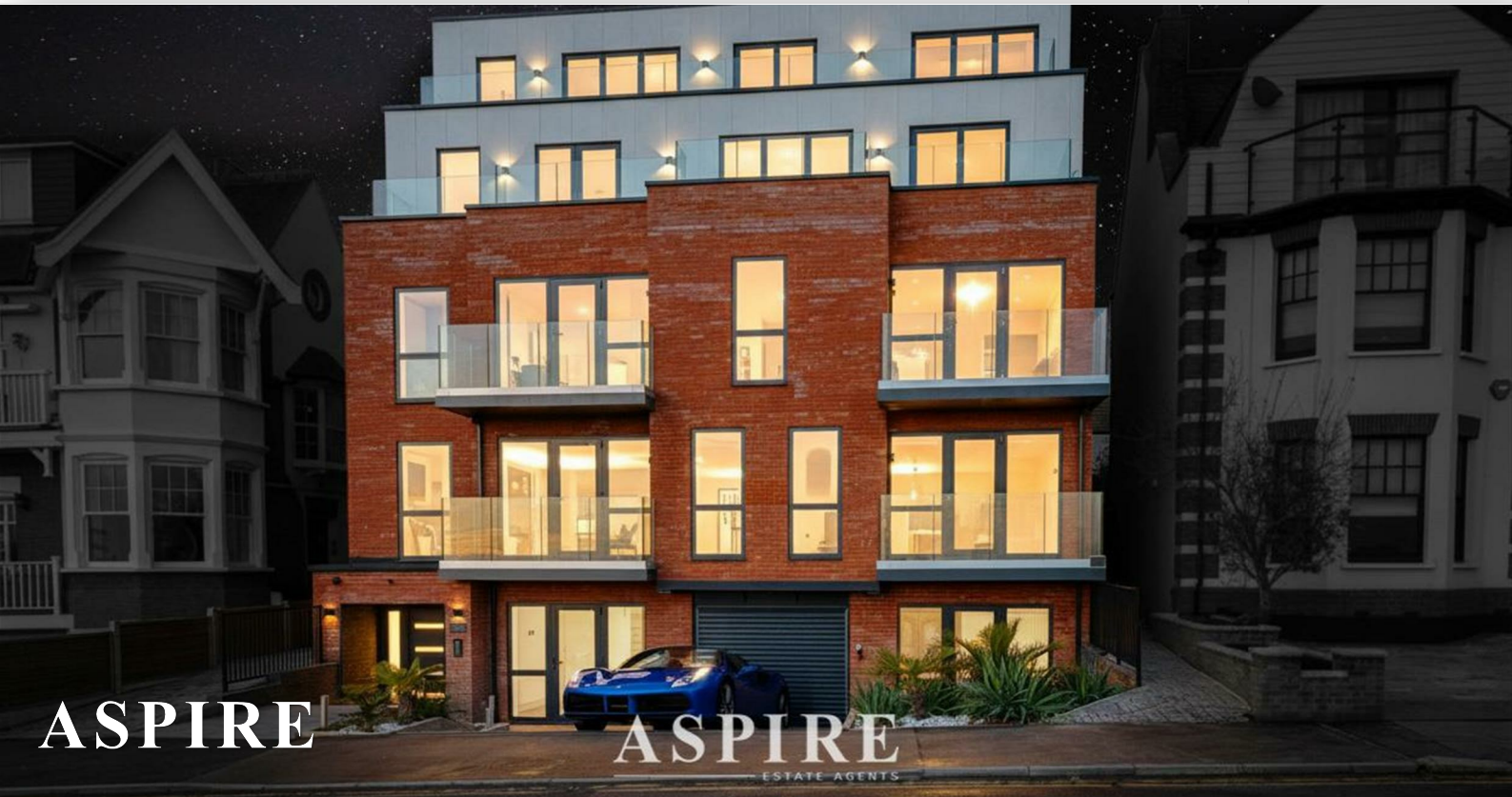


*To arrange a viewing contact us  
today on 01268 777400*



## Grand Parade, Leigh-On-Sea £1,750,000

Thames View is an exclusive collection of just five individually designed apartments, each finished to an exceptional standard and crafted to deliver a refined, contemporary living experience. With one residence already sold, the remaining homes present a rare opportunity to secure a property within this boutique development, where prices range from £1.25 million to £1.75 million.

Located on the prestigious Grand Parade, this exceptional penthouse at Thames View offers a rare opportunity to experience luxury coastal living in one of Essex's most desirable seaside towns. Positioned to enjoy uninterrupted views across the Thames Estuary, the property combines contemporary design with an enviable lifestyle, where expansive glass frontage and private balcony spaces allow natural light to flood the interior while framing breath taking sea views. Thames View is an exclusive collection of just five individually designed apartments, each finished to an exceptional standard and crafted to deliver a refined, contemporary living experience. With one residence already sold, the remaining homes present a rare opportunity to secure a property within this boutique development, where prices range from £1.25 million to £1.75 million.

Every apartment has been thoughtfully designed to maximise light, space and the stunning Thames Estuary views, featuring expansive glazing, wide glass doors and generous private balconies that seamlessly connect indoor and outdoor living. Beautifully landscaped communal gardens provide a tranquil shared space, while two of the apartments further benefit from their own private patios, offering an additional layer of exclusivity. Combining architectural quality, premium finishes and an unrivalled coastal setting, Thames View sets a new benchmark for luxury living in Leigh-on-Sea.

The penthouse itself has been thoughtfully designed for both everyday living and elegant entertaining. A stunning open-plan kitchen and lounge form the heart of the home, seamlessly extending onto a spacious private balcony—perfect for morning coffee, al fresco dining, or watching the sunset over the water. The bespoke kitchen is finished to an exceptional standard, complete with integrated appliances, a statement island and even a wine fridge, creating a space that is as functional as it is stylish. The principal bedroom offers a true retreat, featuring balcony access with estuary views, a walk-in wardrobe and a luxurious spa-inspired ensuite, while a second double bedroom with its own ensuite provides equally refined accommodation for guests or family.

Set within an exclusive development of just five individually designed apartments, the property also benefits from high-end features rarely found outside central London, including a secure underground garage with a stacked parking system and automated turntable. This attention to detail and level of specification ensures a lifestyle defined by both comfort and convenience.

Beyond the apartment itself, the lifestyle offered by Leigh-on-Sea is what truly sets this home apart. The nearby Old Town is rich in character, with its cobbled streets, historic cockle sheds and traditional waterfront pubs creating a charming, village-like atmosphere. Here, residents can enjoy fresh, locally sourced seafood straight from the estuary, a nod to the town's fishing heritage that remains very much part of daily life.

Equally appealing is the vibrant Leigh Broadway, just moments away, known for its boutique, independent feel. A diverse mix of stylish shops, artisan bakeries, coffee houses and contemporary restaurants line the street, offering a lively yet relaxed environment from morning through to evening. Dining is a particular highlight of the area, with a number of restaurants and bars positioned to take full advantage of the coastal setting, allowing residents to enjoy meals and drinks with stunning sea views.

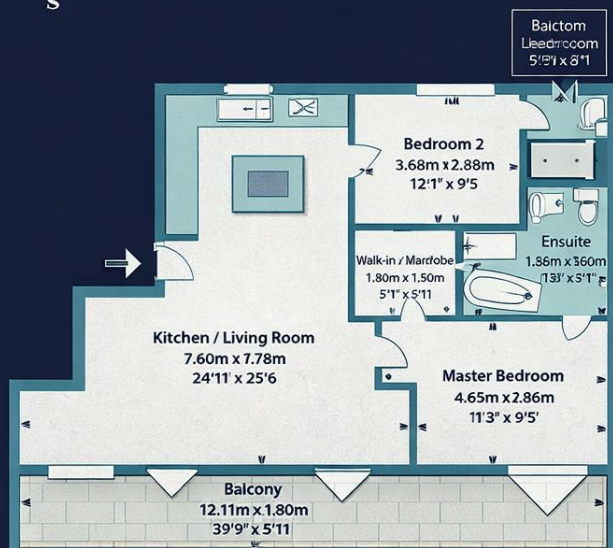
For those who enjoy the outdoors, the seafront and nearby Chalkwell Beach are quite literally on the doorstep, providing miles of scenic walking routes and space to unwind by the water. Whether it's paddleboarding, sailing, or simply enjoying the ever-changing estuary views, the location encourages an active yet peaceful lifestyle. Green open spaces, including nearby parks and nature reserves, further enhance the sense of balance between coastal living and natural surroundings.

Despite its tranquil setting, Leigh-on-Sea remains exceptionally well connected. Chalkwell Station is within easy reach, offering direct rail services into London Fenchurch Street in under an hour, making it ideal for commuters seeking a lifestyle escape without sacrificing accessibility.

Combining striking architectural design, premium specification and an unbeatable coastal location, this penthouse represents a rare opportunity to enjoy refined living by the sea. With its blend of luxury, lifestyle and location, Thames View is perfectly suited to those seeking something truly special in Leigh-on-Sea.

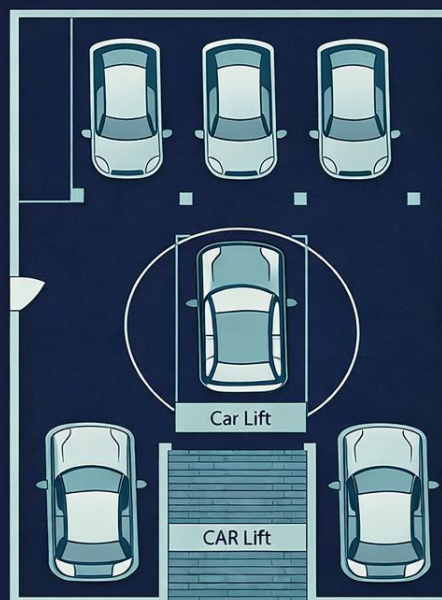
## Plot 5 Penthouse, Thames View, SS9 1DX

Total Gross Area: 102 sq m / 1100 sq ft



## Thames View Basement Garage

Allocated Parking: 2 spaces per Apartment



| 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.