



Grand Parade, Leigh on Sea  
£500,000

home.



# 59 Grand Parade

Leigh on Sea

SS9 1DT



- Elevated Sea Views in a Prime Leigh Location
- Two Double Bedrooms with Fitted Wardrobes
- Open Plan Kitchen / Lounge with Stunning Sea Views
- South Facing Balcony
- Private Entrance
- Four Piece Bathroom Suite
- Off Street Parking for Multiple Vehicles
- Private Detached Double Garage
- Communal Rear Garden with Raised Decking Area with Sea Views
- Excellent Location in Leigh, Close to Leigh Broadway, Chalkwell Train Station and the Beach

## Interested?

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

01702 480 033





Home Estate Agents are delighted to offer this superb coastal apartment, perfectly positioned to enjoy elevated sea views in one of Leigh-on-Sea's most desirable locations. Set back with its own private entrance, the property combines privacy, space and breathtaking outlooks, making it an ideal home or coastal retreat.

The heart of the property is the impressive open plan kitchen and lounge, a light-filled space designed to maximise the stunning sea views. Large windows draw the coastline into the room, creating a wonderful sense of openness and an ideal setting for both everyday living and entertaining. From here, doors lead out to a south facing balcony, the perfect spot to enjoy morning coffee or evening sunsets overlooking the estuary.



There are two well proportioned double bedrooms, both benefiting from fitted wardrobes and offering comfortable, versatile accommodation. The bathroom is finished to a high standard and features a generous four piece suite, adding a touch of luxury and practicality.

Externally, the property continues to impress. There is off street parking for multiple vehicles, along with a private detached double garage, a rare and valuable feature in this location. Residents also benefit from a communal rear garden, enhanced by a raised decking area that once again takes full advantage of the far-reaching sea views.

The location is excellent, being within easy reach of Leigh Broadway with its array of independent shops, cafés and restaurants, Chalkwell

train station for London commuters, and the beach and seafront just a short stroll away. Further benefits include a long lease and a complete onward chain, making this an opportunity not to be missed for buyers seeking a well located coastal home with outstanding views.



### Accommodation Comprises

The property is approached via a block paved driveway with space for three vehicles. Storm porch with external lighting and wooden double entrance doors with single glazed panels leading into:

### Entrance Hallway

Mat well, carpeted, skirting, coved cornice, ceiling light, carpeted stairs leading to the first floor with understairs storage cupboard.

### First Floor Landing

Carpeted, coved cornice, ceiling light, radiator, double glazed window to side aspect, wooden banister and metal balustrade, access to part boarded and insulated loft with lighting. Doors to:

### Open Plan Lounge/Kitchen

### Kitchen Area

16'5 x 11'11

Oak wood flooring, skirting, spotlighting, double glazed bay window to side aspect and double glazed sliding doors leading to the balcony, spotlighting, radiator. The kitchen is fitted to include a range of base units with granite worksurfaces and matching eye level wall mounted units, granite splashback, under-counter lighting, one and a half inset sink with drainer and stainless steel mixer tap, integrated dishwasher, integrated fridge freezer, space and plumbing for washing machine, Range Master oven with five ring gas hob (to remain) and extractor over, breakfast bar peninsular island with a granite worksurface and storage beneath, lighting.

### Balcony

16'5 x 7'0

Composite decking with wooden banisters, external wall lighting and inset up-lighting.

### Lounge & Dining Room Area

15'1 x 12'10

Continuation of oak wood flooring, skirting, picture rail, coved cornice, ceiling light, double glazed bay window to front aspect and double glazed patio door leading to the balcony, two radiators.

### Bedroom One

12'10 x 8'7

Carpeted, skirting, picture rail, coved cornice, ceiling light, double glazed window to rear aspect, fitted wardrobe, radiator.

### Bedroom Two

10'2 x 9'2

Carpeted, skirting, coved cornice, picture rail, ceiling light, double glazed bay window to side aspect with sea views, fitted wardrobe, radiator.







#### **Bathroom**

9'4 x 8'10

Tiled flooring and walls, two double glazed obscure windows to the rear aspect, spotlighting, freestanding claw footed rolled top bath with mixer and shower attachment, WC, walk-in shower cubicle with marble effect tiled wall, wash hand basin with vanity storage beneath, shaver socket, radiator and heated towel rail.

#### **Externally**

#### **Rear Garden**

Communal rear garden with side access to the front of the property, raised decked patio area with sea views.

#### **Double Garage**

17'6 x 16'4

Detached double garage located to the rear of the property with an electric up and over door, power and lighting, concrete base, single glazed windows to the side and rear aspect.

#### **Lease Information**

Lease: 197 years remaining  
Ground Rent: £360 Per Annum including building insurance  
Service Charge: £0

Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.









## Property Details

2 Bedrooms  
1 Bathrooms  
1 Reception Rooms  
Flat

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

£500,000

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