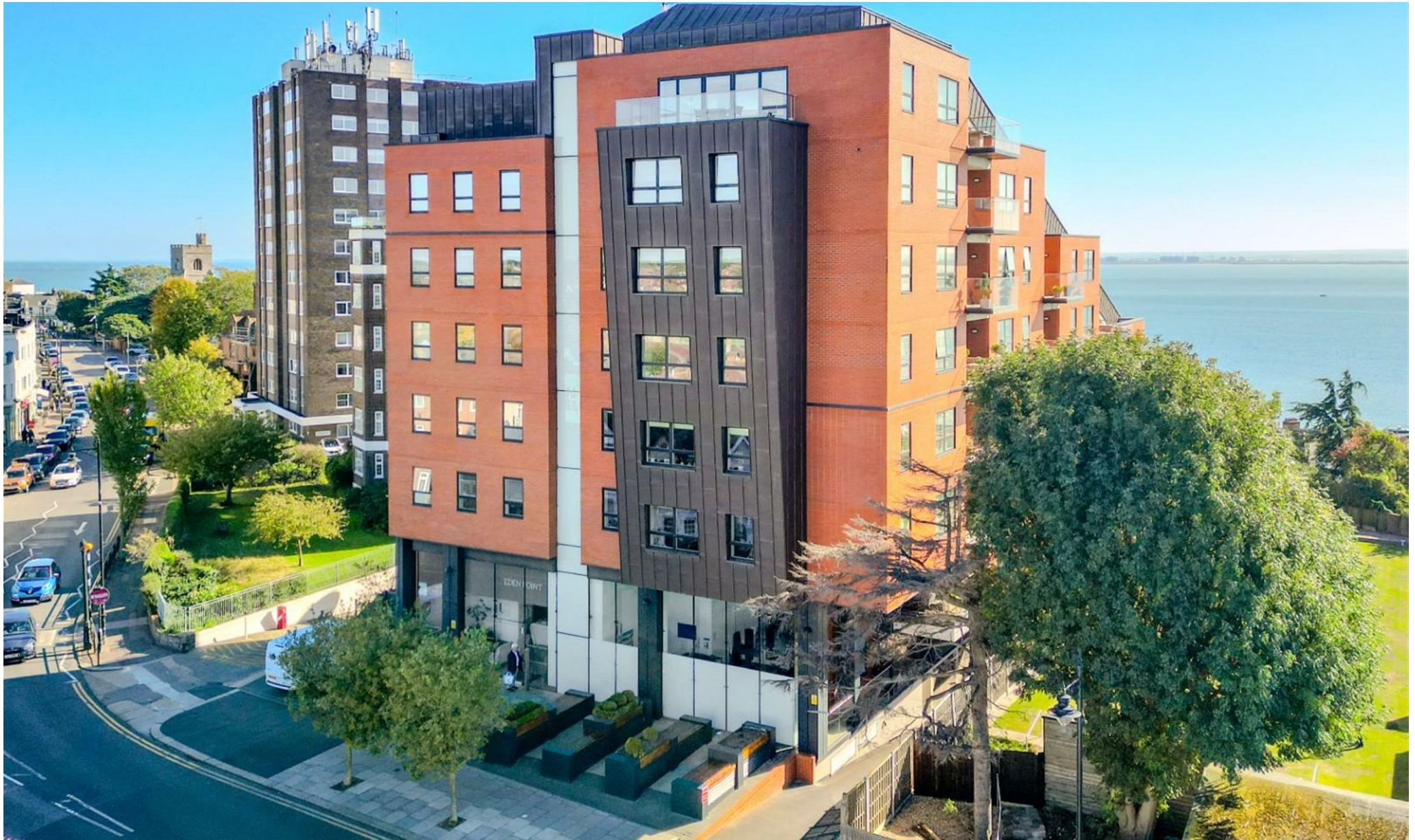




Rectory Grove, Leigh-On-Sea
£500,000

home.

Flat 17, Eden Point

87 Rectory Grove

Leigh-On-Sea
SS9 2BF



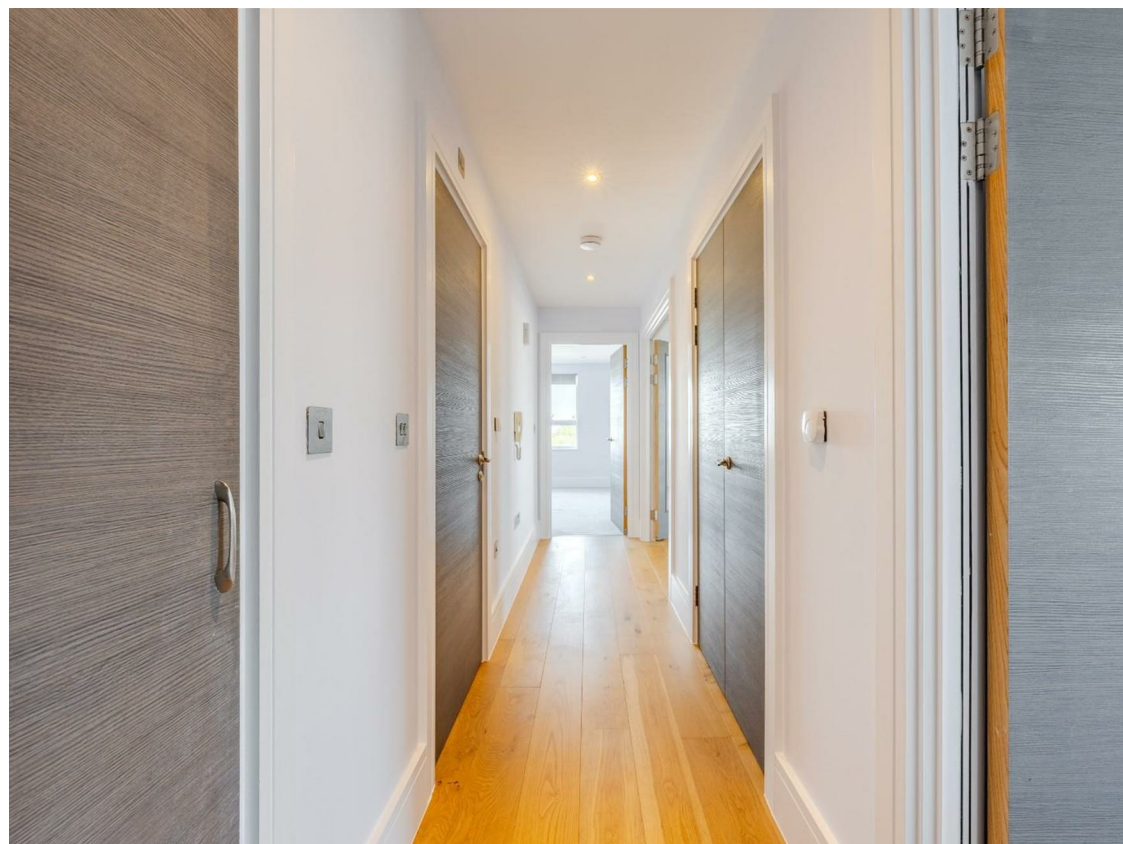
- Prestigious Third Floor Apartment within Eden Point
- Beautiful Estuary Views from the Lounge and Principal Bedroom
- Spacious Open Plan Kitchen Living and Dining Area
- Contemporary Kitchen with Quartz Worktops and Central Island
- High Specification Integrated Kitchen Appliances
- Principal Bedroom with En Suite Shower Room
- Concierge Service, Lift Access and Residents' Gym
- Secure Underground Parking and Communal Roof Terrace
- Beautifully Presented Throughout
- Close to Leigh Broadway The Seafront and Mainline Stations

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 for sale this exceptional two bedroom third floor apartment within the prestigious Eden Point development, offering luxurious contemporary living, outstanding resident facilities and beautiful views towards the Thames Estuary.

Finished to an excellent standard throughout, this superb apartment combines elegant design with generous living space, creating a home perfectly suited to professionals, downsizers or those seeking a low maintenance coastal lifestyle. The welcoming entrance hall offers two useful storage cupboards, providing excellent practicality from the moment you arrive.

The impressive principal bedroom enjoys delightful sea views together with a stylish en-suite shower room, whilst the second bedroom is a generous double, ideal for guests, family or a home office. A beautifully appointed family bathroom serves the remainder of the accommodation.

The heart of the home is the magnificent open plan kitchen, living and dining area. Designed with both entertaining and everyday living in mind, the contemporary kitchen features premium integrated appliances, a substantial central island and elegant quartz worktops. The spacious lounge and dining area enjoys lovely views towards the estuary, creating a wonderful place to relax and unwind.

Residents of Eden Point benefit from an exceptional range of facilities including a concierge service, fully equipped communal gym, secure underground parking, lift access to all floors and a beautifully designed communal roof terrace, offering the perfect place to enjoy the surrounding coastal setting.

Situated in one of Leigh-on-Sea's most sought-after developments, the apartment is ideally positioned within easy reach of Leigh Broadway's vibrant cafés, restaurants and boutiques, together with Leigh Stations, the seafront and Old Leigh, making this a superb opportunity to enjoy premium coastal living.

Accommodation Comprises

The property is approached via a communal entrance via secure entry system to concierge reception area with lift and stairs to third floor and access to communal gym. Private wooden entrance door to:

Entrance Hallway

Engineered oak wood flooring with underfloor heating, skirting, spotlighting, two storage cupboards, video phone entry system. Doors to:

Open Plan Lounge/Kitchen/Diner

Lounge Area

Engineered oak wood flooring with underfloor heating, skirting, spotlighting, double glazed window to the side aspect offering sea views. Open plan to:

Kitchen/Diner

Continuation of engineered oak wood flooring with underfloor heating, radiator, two double glazed windows to the front aspect, spotlighting, central kitchen island with a breakfast bar area, Quartz worksurface, cupboard and drawer area. The kitchen is fitted to include a range of base units with Quartz worksurfaces and matching eye level wall mounted units, Quartz splashback, one and a half sink with drainer and mixer tap, integrated Siemens oven with a four

ring gas Siemens hob and Siemens extractor fan, integrated Hoover fridge freezer, Siemens dishwasher and Siemens washer/dryer.

Bedroom One

Carpeted with underfloor heating, skirting, spotlighting, double glazed window to the side aspect offering excellent sea views towards Hadleigh Castle. Door to:

En-Suite

Tiled flooring with underfloor heating and tiled walls, spotlighting, extractor fan, heated towel rail, walk-in shower cubicle with Rainfall shower, wash hand basin with storage beneath, WC, shaver socket.





Bedroom Two

Carpeted with underfloor heating, skirting, spotlighting, double glazed window to the front aspect.

Bathroom

Tiled flooring with underfloor heating and tiled walls, heated towel rail, spotlighting, extractor fan, wash hand basin with storage beneath, WC, tiled panelled bath with shower attachment and shelf recess, shaver socket.

Parking

Secure allocated underground parking space for one car and secure cycle store areas.

Lease Information

Share Of Freehold

Lease: 188 years remaining

Ground Rent: £0

Service Charge: Approx £5,000 Per Annum

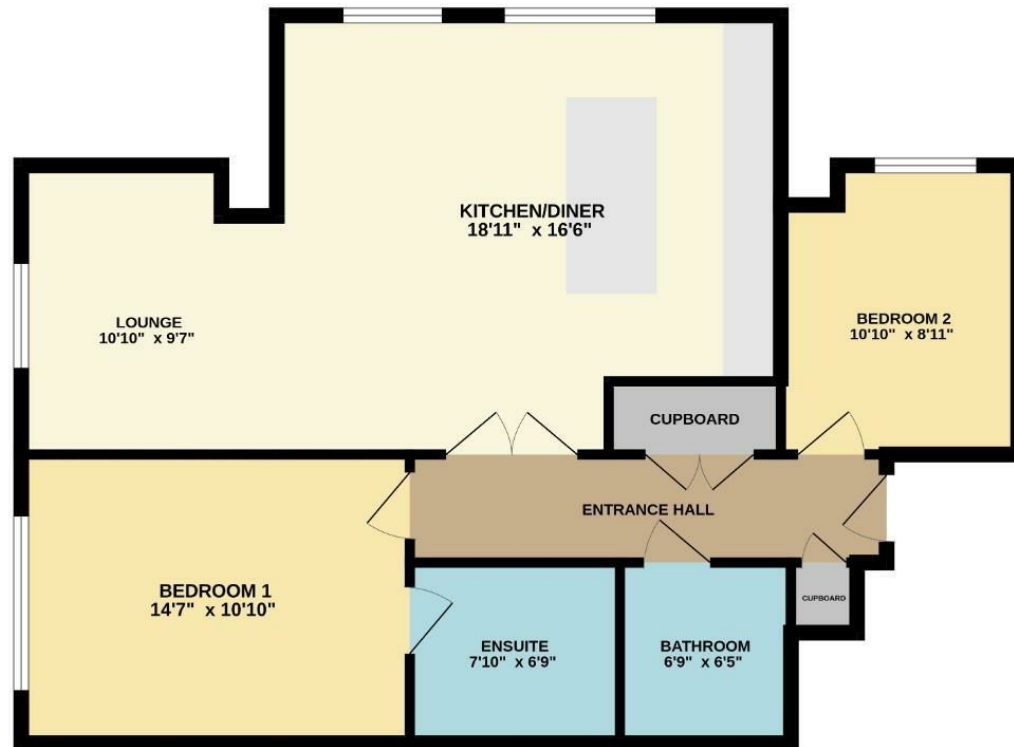
Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.







THIRD FLOOR
839 sq.ft. approx.



TOTAL FLOOR AREA : 839 sq.ft. approx.
Made with Metropix ©2026



Property Details

2 Bedrooms
2 Bathrooms
1 Reception Rooms
Flat

Approx. sq ft
EPC band:
Tenure: Share of Freehold
Council Tax Band: F

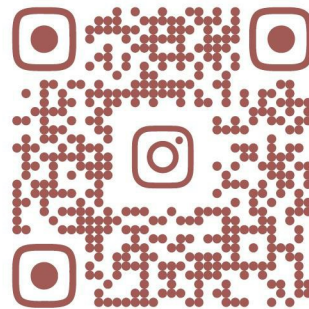
£500,000

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.



Scan QR code for
our Instagram

homeofleigh.com

The Old Bank, 26 Broadway
Leigh-on-Sea, SS9 1AW

01702 480 033

