

FOR SALE

Bell Sands,
Leigh-On-Sea SS9 2FA

Guide Price £550,000 Leasehold Council Tax Band - D

2 2 1 1496.18 sq ft

- Contemporary Two Bedroom Ground Floor Apartment With Private Entrance
- Spacious Open Plan Free Flowing Living Design
- Sleek White Gloss L-Shaped Kitchen With Integrated Appliances
- Lounge & Dining Area Ideal For Relaxing, Family Meals And Entertaining
- Clever Office Nook Ideal For Working From Home
- Dressing Rooms To Both Double Bedrooms
- Stylish Four Piece Bathroom With Freestanding Bath And Separate Shower
- Private Paved Terrace Perfect For Outdoor Dining And Entertaining
- Sheltered Allocated Parking Within A Gated Coded Residents-Only Car Park
- Enviable Old Leigh Location Close To Seafront, Broadway & Leigh-On-Sea Station

Description

GUIDE PRICE £550,000 - £575,000
Beautifully contemporary and impressively spacious, the interior has been designed for effortless modern living. The open plan kitchen, dining and lounge area creates an elegant sociable hub, while the office nook, W/C and generous storage add everyday ease. Two double bedrooms, each with dressing areas, bring a real sense of comfort and considered luxury.

The outside space adds a rare and highly desirable dimension to the home, with a paved private terrace perfect for outdoor dining, entertaining or quiet relaxation. A private entrance enhances the property's individual feel, while the sheltered allocated parking space within a gated, coded residents-only car park provides secure and convenient parking in this sought-after coastal setting.

Set within the desirable Bell Sands development, moments from Old Leigh, the seafront and Leigh Broadway, this home offers a truly enviable lifestyle. From coastal walks and waterfront dining to independent shops, nearby parks and Leigh-on-Sea station for commuters, the location perfectly balances village charm, convenience and the beauty of life by the water.
















TOILET







Measurements
Lounge
4.12m x 3.72m (13'6" x 12'2")
Kitchen/Diner
9.01m x 3.19m (29'5" x 10'5")
Office
1.64m x 1.73m (5'4" x 5'8")
Bedroom 1
5.19m x 4.45m (17'0" x 14'7")
Bedroom 2
3.32m x 4.18m (10'10" x 13'8")

Interior
This impressive property has been thoughtfully designed around open plan living, elegant finishes and everyday practicality. The kitchen forms the heart of the space, fitted with sleek L-shaped white gloss cabinetry and integrated appliances, creating a refined yet functional setting for cooking, hosting and day-to-day life. From here, the layout flows effortlessly into the dining area, where there is room to gather for sociable meals with family and friends. Continuing through, the lounge offers a wonderfully comfortable space to unwind, with an easy connection to the rest of the living area that gives the home a natural sense of movement and openness. Whether relaxing in front of the television, entertaining guests or enjoying quiet time at the end of the day, this area feels both stylish and inviting. A cleverly positioned office nook adds further versatility, ideal for those who work from home or require a dedicated study space, while a W/C and storage cupboard provide essential convenience. A separate hallway leads through to the bedroom accommodation, creating a subtle divide between the sociable living areas and the more peaceful private spaces. Bedroom one is a generous double room, beautifully enhanced by sliding doors opening directly out to the terrace, allowing the outside space to become a natural extension of the room. A dedicated dressing room with extensive built-in wardrobes adds a luxurious sense of practicality, while the en-suite shower room is finished with modern fully tiled walls and a contemporary suite. Bedroom two is also a well-proportioned double room and also benefits from its own separate dressing area with built-in wardrobes, making the property exceptionally practical for storage. Completing the interior is a superb four-piece bathroom, designed with a freestanding bath, separate shower, W/C and floating hand basin, bringing a calm, modern finish to the home.

Exterior
Externally, the property continues to impress with features that greatly enhance both lifestyle and convenience. A standout benefit is the allocated sheltered parking space, positioned within a gated, coded, private residents-only car park below the building, offering security and ease in such a desirable Leigh-on-Sea location. The home also enjoys its own paved terrace area, accessed both from the lounge and first bedroom, creating a wonderful space for outdoor dining, morning coffee, evening drinks or entertaining guests during the warmer months. One of the property's most unique features is its private entrance doorway, accessed down the side of the building through a gate. This gives the home a more individual feel than many apartment-style properties, with the choice of entering via the private front door or coming through the gated terrace entrance and directly into the lounge. This sense of privacy, independence and flexibility makes the home feel particularly special.

Location
Bell Sands enjoys an exceptional position in the heart of Old Leigh, placing the charm of the seafront, the character of the old town and the energy of Leigh-on-Sea all within easy reach. Old Leigh's famous cockle sheds, waterfront pubs, cafés and The Boatyard restaurant are all nearby, creating an enviable coastal lifestyle moments from the door. For shopping, dining and everyday amenities, Leigh Broadway is within a short stroll, offering a superb choice of independent boutiques, cafés, bars and restaurants. Leigh-on-Sea station is also close by, providing mainline rail services towards London Fenchurch Street, making the location highly convenient for commuters while still feeling immersed in the relaxed rhythm of the coast. This location is somewhere you would be proud to call home.

Tenure
Leasehold
Years remaining: 189 (199 years from 1 January 2017)
Annual ground rent: £250 (paid 6 monthly)
Annual service charge: Approx £2,000



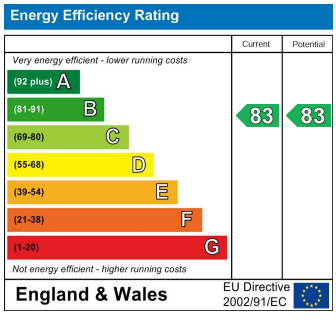


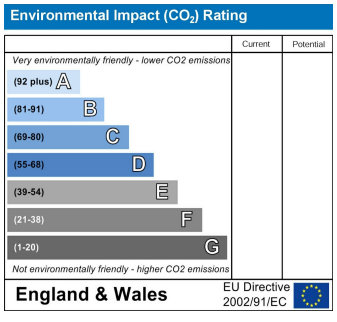

KEEP
CLEAR

GROUND FLOOR



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