



**Seabrink, 46 Undercliff Gardens, Leigh-On-Sea, Essex, SS9 1EA**  
**2 bedroom penthouse / Guide Price £625,000 - £650,000 / t. 01702 555888**







Enjoying panoramic views across the Thames Estuary and beyond, this exceptional penthouse apartment is set within an exclusive development and is offered for sale with no onward chain.

The spacious and well-presented accommodation comprises a bright and airy lounge/diner with doors opening onto a private, covered south-facing balcony, a luxury fitted kitchen, **two generously proportioned bedrooms**, a stunning en-suite to the principal bedroom and a contemporary shower room.

Surrounded by beautifully maintained communal gardens, the property further benefits from two allocated parking spaces, a share of the freehold and an impressive lease in excess of 900 years.

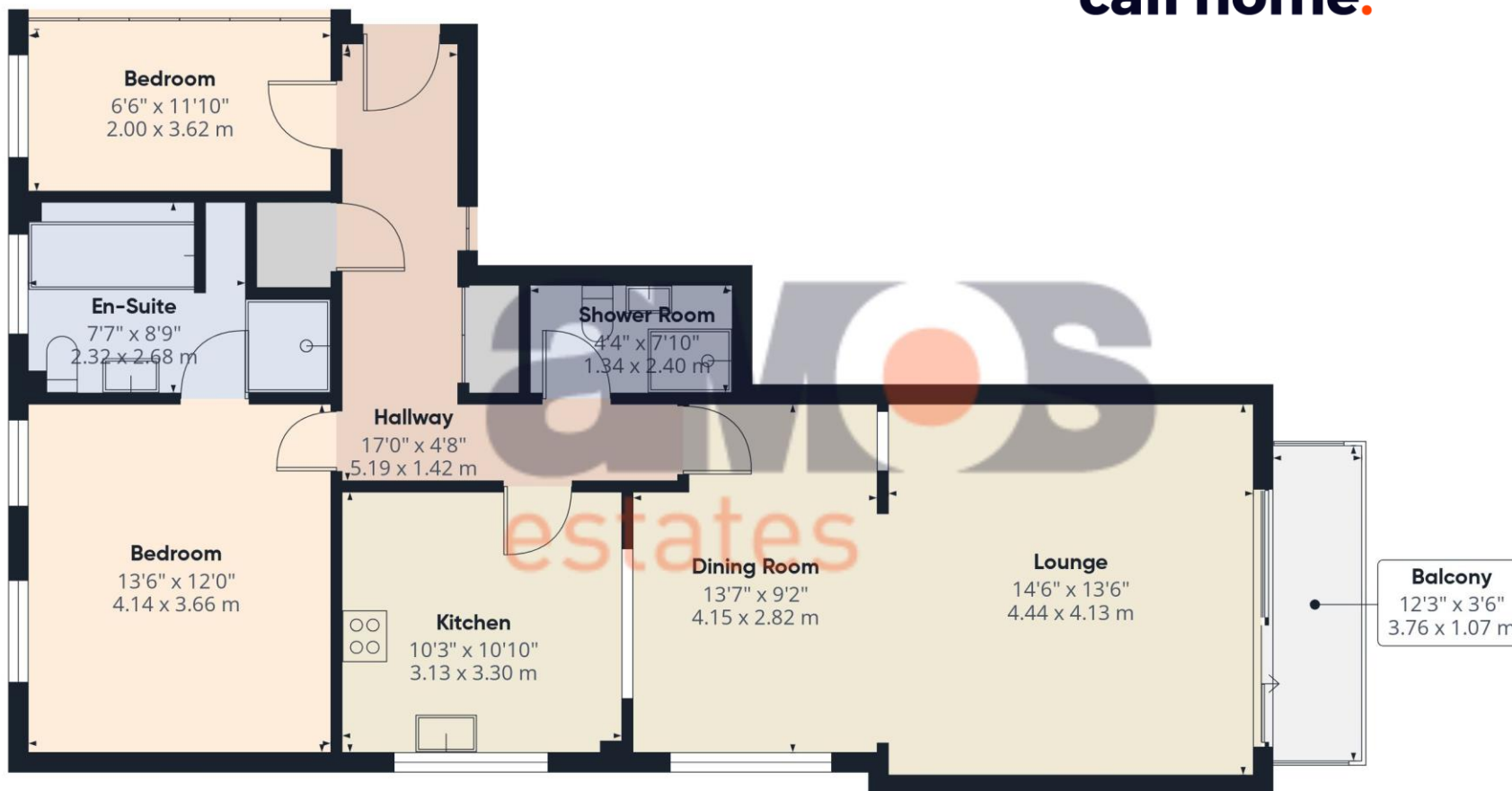
Ideally positioned in one of Leigh-on-Sea's most sought-after locations, within the highly desirable Undercliff Gardens, this superb apartment is perfectly placed to enjoy all that the Broadway has to offer, including its excellent selection of shops, cafés, bars, restaurants, and boutiques. Chalkwell Station is just a short stroll away, providing direct rail links to London Fenchurch Street, making it ideal for commuters.

A rare opportunity to acquire a prestigious coastal home in a prime location. Early viewing is highly recommended—contact us today to arrange your appointment.

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# A space to call home.



**Approximate total area<sup>(1)</sup>**

914 ft<sup>2</sup>

84.9 m<sup>2</sup>

**Balconies and terraces**

43 ft<sup>2</sup>

4 m<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



## Highlights

- \ Bright & Spacious Two Bedroom Penthouse Apartment
- \ Stunning Views Towards The Thames Estuary
- \ Private Covered South Facing Balcony
- \ Large Lounge/Diner
- \ Luxury Fitted Kitchen
- \ Good Size Bedrooms
- \ Four Piece En-Suite To Master
- \ Modern Shower Room
- \ Underfloor Heating Throughout
- \ Share Of Freehold
- \ Lease In Excess Of 900 Years
- \ Well Tended Communal Gardens
- \ Two Allocated Parking Spaces
- \ Highly Regarded Undercliff Gardens
- \ Stones Throw From Chalkwell Mainline Station
- \ Close To Leigh Broadway
- \ Chalkwell Hall Primary & Belfair's Academy School Catchments
- \ No Onward Chain
- \ EPC Rating – C
- \ Council Tax Band - E



Communal entrance door opening to communal hallway with stairs to top floor, private entrance door to entrance hall.

#### **Entrance Hall 17' x 4'8 \**

Italian porcelain tiled flooring, entry phone system, power points, smooth plastered and coved ceiling with inset spotlights, ample storage cupboards, doors to accommodation off.

#### **Lounge Diner 23'5 x 13'7 Maximum \**

Italian porcelain tiled flooring, underfloor heating, handmade architraves and skirting boards, handmade solid oak breakfast bar facility, power points, UPVC double glazed window to side, TV point, smooth plastered and coved ceiling with inset spotlights, UPVC sliding patio doors leading to private balcony with stunning sea views.

#### **Private Balcony 12'5 x 3'11 \**

Covered south facing balcony with tiled flooring, power points, providing beautiful views towards the Thames Estuary and beyond.

#### **Kitchen 10'10 x 10'3 \**

Double bowl sink and drainer unit with chrome mixer tap and moulded drainer inset into a range of quartz worktops with high gloss cupboards and drawers beneath and matching eye level units, integrated Neff oven, integrated CDA microwave, integrated AEG dishwasher, integrated AEG washing machine, wine chiller, integrated fridge freezer, inset Neff induction hob with Neff chimney style extractor above, tiled splashbacks, USB charging points, cupboard housing Worcester combination boiler, UPVC double glazed window to side, smooth plastered ceiling with inset spotlights, Italian porcelain tiled flooring, sea views over the Thames Estuary.

#### **Bedroom One 13'6 x 12' \**

UPVC double glazed windows to rear, fitted carpet, power points, USB charging points, smooth plastered and coved ceiling with inset spotlights, handmade architraves and skirting boards, vertical radiator, wardrobes to remain, door to en-suite bathroom.



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### En-Suite Bathroom 8'9 x 7'7 \

Luxury four piece suite comprising large panelled bath with matt black controls and handheld attachment, vanity wash basin with matt black mixer tap and storage below, push button WC, double shower cubicle with drench style shower head above and separate handheld attachment, Italian porcelain tiles to floor and walls, smooth plastered ceiling with inset spotlights, UPVC obscure double glazed window to rear, recess with ample shelving, underfloor heating.

### Bedroom Two 11'10 x 6'6 \

UPVC double glazed window to rear, fitted carpet, vertical radiator, smooth plastered and coved ceiling, handmade architraves and skirting boards, power points, underfloor heating, wardrobes to remain.

### Shower Room 7'10 x 4'4 \

Three piece suite comprising corner shower cubicle with shower over, vanity wash basin with chrome mixer tap and storage below, push button WC, Italian porcelain tiled walls and flooring, smooth plastered ceiling with inset spotlights, heated towel radiator, underfloor heating.

### Outside & Parking \

The apartment benefits from having two allocated parking spaces along with visitor space, well tended gardens surround the complex.

### Lease Info \

Share of freehold, lease 999 Years from 24 June 1976. We are advised the service charge is £175 per month which includes buildings insurance, water rates and gardening. £0 ground rent to pay and £250 per annum for reserve fund.



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*Digital Markets, Competition and Consumers Act 2024.*

*These details are for guidance only, complete accuracy cannot be guaranteed. For any points which are of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given concerning planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.*













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