



Bell Sands, Leigh-On-Sea
£475,000

home.

Flat 11 The Victoria Bell Sands

Leigh-On-Sea
SS9 2FA



- Wonderful Second Floor Apartment Located In Old Leigh
- Fabulous Open Plan Lounge & Kitchen Area
- West Facing Balcony With Estuary Views
- Large Double Bedroom
- Secure Gated & Under Cover Parking
- Ideally Located For Beach, Mainline Station & Leigh Broadway

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 of Leigh are excited to offer for sale this wonderful, second floor apartment located on the south-east corner of this sought after block, allowing plenty of light through and which also comes with secure gated and under cover parking as well.

The accommodation comprises; spacious entrance hall, a fabulous open plan lounge & kitchen area with

access to a west facing balcony and affording wonderful estuary views, a large double bedroom with built-in wardrobes and again estuary views plus a modern three piece bathroom suite.

Externally the property comes with secure gated and undercover parking for one vehicle.



Situated with the highly popular Bell Sands development in Old Leigh, this stylish apartment is ideally located for everything including the beach, mainline railway station giving direct access to London Fenchurch Street and of course the bustling Broadway with its array of shops, bars, restaurants and cafes.



Entrance

The property is approached via secure entry phone system with lift and stairs leading to all floors with further private entrance door leading to:

Entrance Hall

12'5 x 12'4 (max)

A great size entrance hall with double glazed window to side aspect, wood flooring with under floor heating, power points, built-in storage cupboard housing hot water tank, smooth plastered ceiling with inset spot lighting, doors to accommodation off.

Open Plan Living Room/Kitchen

22'0 x 16'9 reducing to 14'9

Located on the south / east corner of the building and offering a superb triple aspect open plan lounge & kitchen area with double glazed window to side aspect, double glazed French doors with Juliet balcony to the opposing side affording estuary views and further double glazed French doors to a west facing balcony. The kitchen area is fitted to include a stainless steel single drainer sink unit with mixer tap, inset into a range of roll edge work surfaces with cupboards and drawers beneath, integrated oven, hob and extractor, fridge and separate freezer, dishwasher and washing machine, further range of matching eye level wall mounted units with concealed lighting beneath, wood flooring with underfloor heating, power points, smooth plastered ceiling with inset spot lighting.

Bedroom

13'9 x 9'0

Two double glazed windows to rear aspect affording estuary views, carpeted, power points, built-in floor to ceiling sliding door wardrobes and matching dressing table, smooth plastered ceiling, under floor heating.

Bathroom

9'1 x 6'11

Modern three piece white suite comprising; panelled bath with mixer tap and shower attachment, low level WC, wash hand basin with mixer tap and vanity unit beneath, fully tiled to surrounding walls, smooth plastered ceiling with inset spot lighting, heated towel rail.

Agents Note

Tenant in situ and will be sold with vacant possession.

Lease Information

Lease: 191 years remaining

Ground Rent: £250 Per Annum

Service Charge: £2,486.36 Per Annum

Please note this lease

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





THE BEST HOMES IN THE NEIGHBOURHOOD

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GROUND FLOOR



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Property Details

1 Bedrooms
1 Bathrooms
1 Reception Rooms
Flat

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

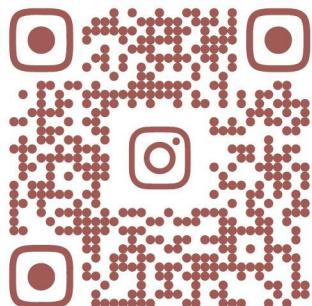
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