



Broadway, Leigh-On-Sea
£625,000

home.

8A Broadway

Leigh-On-Sea

SS9 1AW



- Incredible Three/Four Bedroom Apartment
- Located In A Stunning Period Building In The Heart Of Leigh Broadway
- Stunning Top Floor Roof Terrace With Fabulous Views Towards St Clements Church & The Estuary
- Wonderful Dual Aspect Lounge & Dining Room
- Modern Fitted Kitchen/Breakfast Room
- Master Bedroom With Estuary Views & Access To The Roof Terrace
- Perfectly Positioned For Leigh Broadway.
- Short Stroll To Leigh Old Town & Mainline Railway Station

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 very excited to offer for sale this incredible three/four bedroom apartment located in a stunning period building in the heart of Leigh Broadway and which boasts a stunning top floor roof terrace with fabulous views towards St Clements Church and the Thames Estuary.

The accommodation is cleverly spread out over several floors and offers a real sense of light and space which is approached via its own private entrance door with stairs leading to the first two floors which boast a wonderful dual aspect lounge & dining room with estuary views, a separate modern fitted kitchen/breakfast room with views of St Clements Church, study/fourth bedroom, a guest cloakroom and a separate and very spacious bathroom suite with an additional utility cupboard.

On the top floor there three great size double bedrooms including a master bedroom with estuary views and access to the roof terrace.

Externally there is of course the aforementioned roof terrace which offers an impressive space for outside dining and entertaining while enjoying wonderful views of the Thames Estuary.

Located on Broadway, Leigh on Sea, this rare find is perfectly situated for everything the Broadway has to offer including shops, bars, restaurants and cool boutiques as well as being within a short stroll of the old town and mainline railway station offering direct access into London Fenchurch Street.

Accommodation Comprises

Private wrought iron gate to covered entrance porch with security camera entryphone system to opaque three quarter glazed entrance door and fanlight to:

Entrance Hall

7'2 x 4'6

Modern cast iron style radiator, dado rail, wall light points, downlighters, stairs rising to first floor.

Bathroom

16'10 x 12'3 (reducing to 5'4)

With a 'New England' feel with roll top claws foot bath with side mounted mixer tap and shower attachment, separate walk in multi head shower with metro tiling and opaque blue glass block divide, 'Savoy' pedestal wash hand basin,

close coupled wc, ceramic wood tiled floor, wood panelling to dado rail, three cast iron and chrome heated towel rails, coved cornicing, downlighters, extractor, double glazed window to side, door to:

Utility Cupboard

6'1 x 3'9

Plumbing for washing machine, wall mounted gas boiler serving heating and hot water (not tested), sash window to side, half double glazed door leading to rear wrought iron fire escape.

First Floor Landing

11'10 x 3'9

Radiator, security entryphone system, downlighters, stairs rising to upper level, doors to:

Bedroom One

16'5 x 15'1 (reducing to 11'9)

Feature open fireplace with slate hearth, brick back plate and oak mantel, radiator, wall light points, picture rail, coved cornicing, sash windows to rear with sea views.

Bedroom Two

13'9 x 13'1

Feature open cast iron fireplace with tiled inserts, boxed and grilled radiator, wall light points, coved cornicing, sash window and further sash bay window to front.

Bedroom Three

11'4 x 8'10

Feature open cast iron fireplace, radiator, built in cupboard housing meters, picture rail, sash window to front.





Landing

11'7 x 3'10

Downlighters, door to:

Kitchen

13'1 x 11'10

Range of units encompassing double stainless steel bowls and mixer tap, range of base units with modern finishes including stainless steel drawers and furniture, solid wooden work surfaces, space for cooker with stainless steel splashback with extractor canopy over, plumbing for dishwasher, radiator, downlighters, double glazed window to rear, double glazed French doors to side west facing Juliet balcony.

Guest Cloakroom

5'2 x 3'1

Modern white suite comprising close coupled wc, wall mounted wash hand basin with monobloc tap, chrome heated towel rail, extractor, double glazed window to side.

Landing

Downlighters, security entryphone system, stairs rising to top floor, doors to:

Open Plan Living Room

26'10 x 17'1 (reducing to 14'1)

A bright and airy room with dual aspects, two feature fireplaces with slate hearth and brick back plates with oak mantels, one having log burning stove, two modern cast iron style radiators, oak wood flooring, wall lights, coved cornicing, downlighters, sash window and sash bay window to front, double glazed sash window to rear which enjoys extensive and far reaching spectacular sea and estuary views.

Study/Bedroom

11'3 x 8'11

Cast iron fireplace, radiator, built in cupboard, picture rail, sash window to front.

Top Floor

Security entryphone system, opaque double glazed door to:

Roof Terrace

Cast iron railings and enjoying one of Leigh's spectacular views out to sea and the estuary, beyond St Clements Church towards London, outside lighting, electric points,

Lease Information

Lease: 948 years remaining

Ground Rent: £0

Service Charge: £0

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







Property Details

3 Bedrooms
1 Bathrooms
3 Reception Rooms Flat

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

£625,000

Interested?

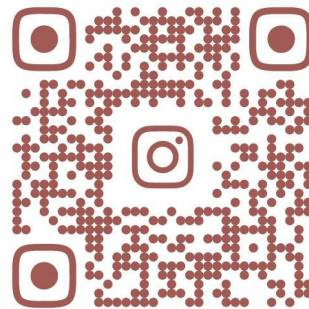
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