



Grand Parade, Leigh-on-sea, Essex, SS9 1DX

2 Bedroom Ground Floor Apartment / Guide Price £475,000 - £500,000 / t. 01702 555888







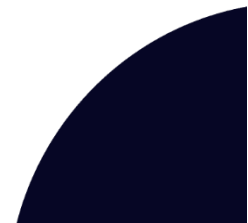
Enjoying breathtaking views across the Thames Estuary and towards Southend Pier, this beautifully presented **two-bedroom** ground floor apartment is set along one of Leigh-on-Sea's most prestigious roads. Occupying the entire ground floor, the property offers spacious and stylish accommodation throughout, including a large lounge with direct access to the front garden, a stunning fitted kitchen/diner, two generous double bedrooms, a luxurious en-suite and walk-in wardrobe to the principal bedroom and a family bathroom.

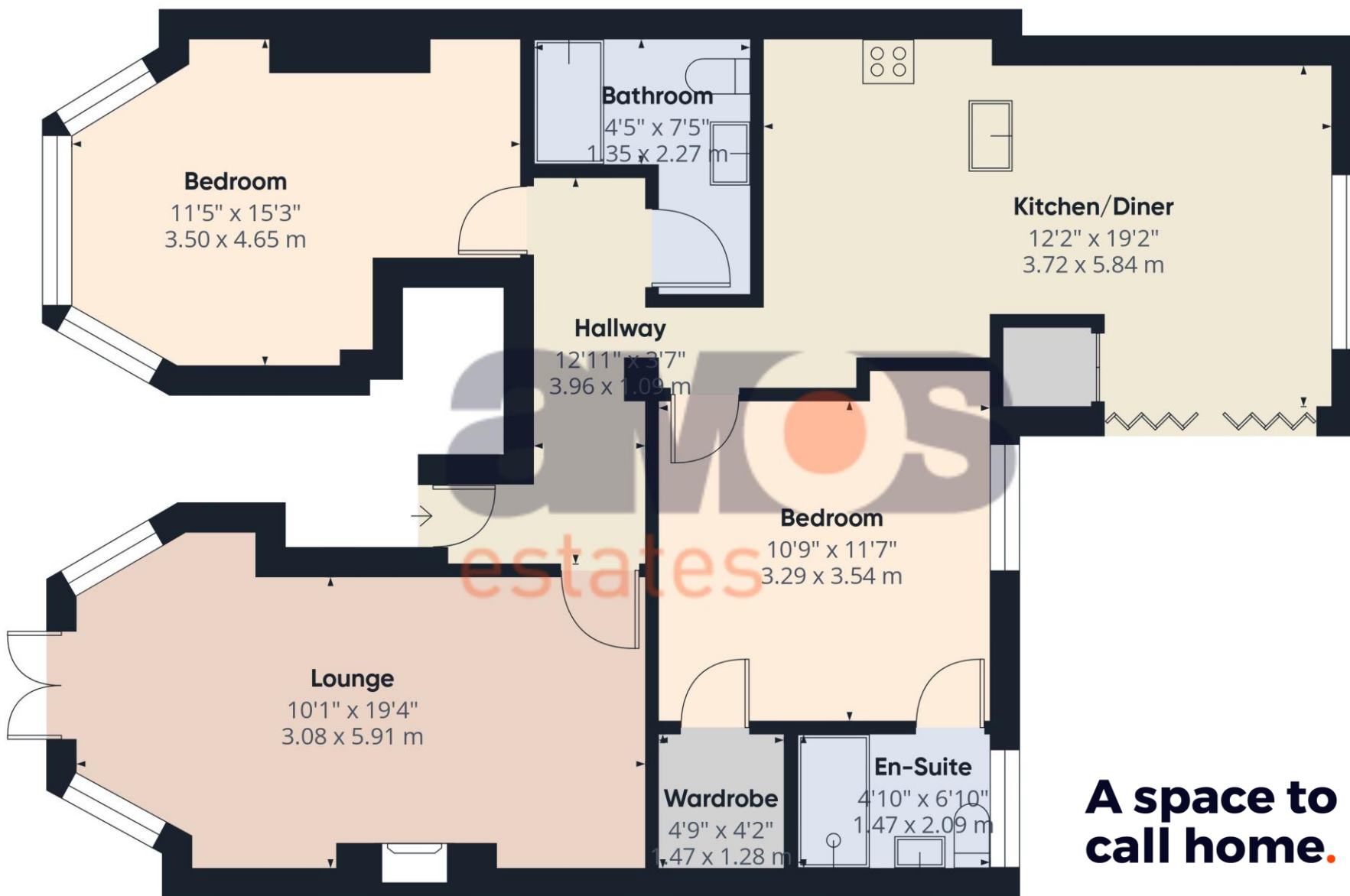
Further benefits include a private rear garden, allocated parking space to the rear and the added advantage of a share of the freehold.

Ideally located on Grand Parade, the property is just a short walk from Chalkwell mainline station, providing direct links into London Fenchurch Street. The vibrant amenities of The Ridgeway, Leigh Broadway and Leigh Road are all within easy reach, while Southend seafront is also close by. Excellent local catchments include Chalkwell Primary and Belfair's Academy.

Combining modern living with charm and character, this exceptional home is not to be missed. Early viewing is highly recommended.

### Find us on





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

872 ft<sup>2</sup>

81.1 m<sup>2</sup>

**A space to  
call home.**

(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.

GIRAFFE360









+  
Approx  
872sq ft







## Highlights

- \ Beautiful Double Fronted Two Bedroom Ground Floor Apartment
- \ Estuary & Southend Pier Views
- \ Occupying The Entire Ground Floor
- \ Charm & Character
- \ Approx 872sq ft
- \ Share Of Freehold
- \ Large Lounge With Bay Window
- \ Stunning Fitted Kitchen/Diner
- \ Two Double Bedrooms
- \ Luxury En-Suite & Walk In Wardrobe To Master
- \ Family Bathroom Suite
- \ Own Private Rear Garden
- \ Allocated Parking Space
- \ Gas Central Heating Via Combination Boiler
- \ No Service Charges
- \ Stones Throw From Chalkwell Station
- \ Walking Distance To The Ridgeway, Leigh Broadway & Leigh Road
- \ Excellent School Catchments
- \ EPC Rating – D
- \ Council Tax - D

Communal entrance door leading to communal hallway with private entrance door to apartment.

### **Entrance Hall \**

Wood effect flooring, radiator, smooth plastered and covered ceiling, storage cupboard, doors to accommodation off.

### **Lounge 19'4 x 10'1 \**

Fitted carpet, two radiators, smooth plastered and covered ceiling, UPVC double glazed bay window to front with central French doors providing access to communal front garden and beautiful outlook over the Thames Estuary towards the pier, TV point, thermostat control, feature fireplace with tiled hearth.

### **Kitchen/Diner 19'2 x 12'2 \**

Beautifully appointed kitchen diner comprising sink and drainer unit with chrome mixer tap inset into a range of square edge worktops with cupboards and drawers beneath and matching eye level units, space for Range style cooker with chimney style extractor above, integrated washing machine, integrated dishwasher, integrated fridge freezer, tiled splashbacks, power points, under cupboard lighting, breakfast bar facility, smooth plastered ceiling with inset spotlights, wood effect flooring, feature roof lantern, radiator, UPVC double glazed window to rear, large storage cupboard housing Glow Worm combination boiler and sink and drainer unit, double glazed bi-folding doors leading to rear garden.

### **Bedroom One 11'7 x 10'9 \**

UPVC double glazed window to rear, smooth plastered and covered ceiling, fitted carpet, two radiators, power points, doors leading to en-suite shower room and walk in wardrobe.



### **En-Suite Shower Room 6'10 x 4'10 \**

Stunning three piece suite comprising large walk in shower cubicle with drench style shower head above and separate handheld attachment, vanity wash basin with mixer tap and storage below, push button WC, tiled walls and flooring, smooth plastered ceiling with inset spotlights, extractor, heated towel radiator, UPVC obscure double glazed window to rear.

### **Walk In Wardrobe 4'9 x 4'2 \**

Fitted carpet, smooth plastered ceiling, sensor lighting.

### **Bedroom Two 15'3 x 11'5 \**

UPVC double glazed bay window to front providing beautiful outlook towards the Thames Estuary, fitted carpet, radiator, power points, smooth plastered and coved ceiling.

### **Bathroom 7'5 x 4'5 \**

Modern three piece suite comprising corner panelled bath with chrome mixer tap shower over, push button w.c, vanity wash basin with chrome mixer tap and storage below, tiled walls and flooring, heated towel radiator, smooth plastered and coved ceiling with inset spotlights, extractor.

### **Garden \**

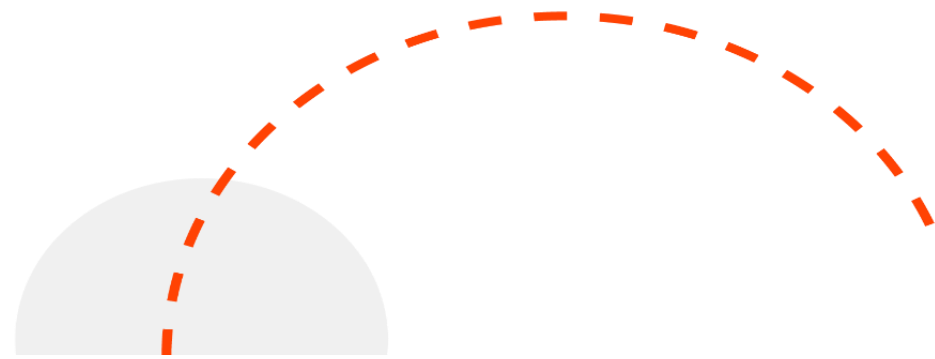
Own private low maintenance rear garden commencing with decking leading to patio and central artificial lawn, fencing to borders, outside tap, outside power points, timber shed, rear timber gate leading to:

### **Parking \**

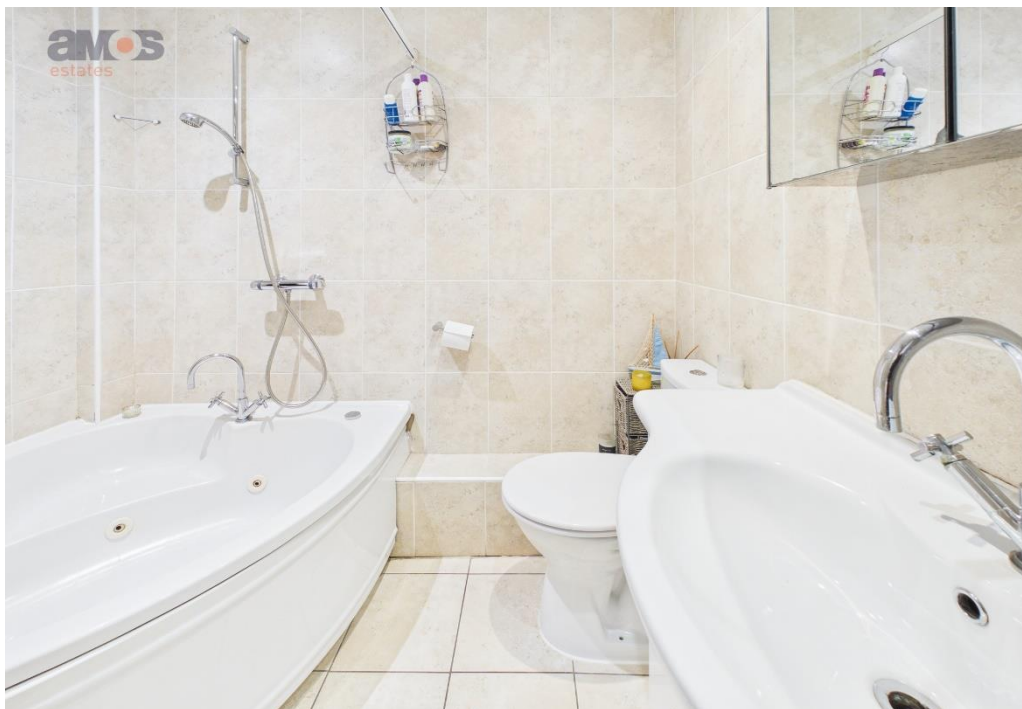
Allocated parking space to the rear of the property.

### **Lease Info \**

We understand the property benefits from having a share of the freehold. Lease term- 125 years commencing on 1 May 2013 and expiring on 30 April 2138. We understand there are no service charges.







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**The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).**

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