



Bell Sands, Leigh-On-Sea  
£425,000

home.



# Flat 7, The Victoria Bell Sands

Leigh-On-Sea  
SS9 2FA



- Fabulous Ground Floor Seafront Apartment
- Two Bedrooms
- Private South Facing Terrace and Allocated Parking
- Iconic Bell Sands Development
- Heart Of Leigh-on-Sea
- Excellent Location

## 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 Estate Agents are pleased to offer for sale this fabulous two double bedroom ground floor seafront apartment which is positioned within the iconic 'Bell Sands' development in Leigh-on-Sea.

The accommodation comprises; entrance hall, two double bedrooms, bathroom, modern en suite and open-plan contemporary kitchen/living room. Externally, this wonderful home is complimented by a private south facing terrace, full use of communal grounds and allocated parking for one car with gated entry.

The property is served by underfloor heating and is fully double glazed throughout.

Situated within 'Bell Sands' a modern complex in the heart of Leigh-on-Sea, this superb residence is within close proximity to all local amenities which includes nearby 'Old Town', seafront and mainline railway station which serves London Fenchurch Street for commuters. Also within walking distance is Leigh's fashionable Broadway and its array of bars, cafes, restaurants and popular boutiques.

With sea views and excellent location, we strongly recommend internal viewings to avoid missing out.





### Entrance

Entrance door to front into:

### Hall - L-Shaped Room

Artico flooring with underfloor heating, storage cupboard, two ceiling lights, double glazed window to front with fitted roller blind, thermostat. Doors into:

### Open Plan Kitchen/Family Room

16'3 x 15'11

Artico flooring with underfloor heating, double glazed bi-folding doors leading to terrace, double glazed windows to front with fitted roller blinds, down lights, two ceiling lights, wood effect laminate worksurfaces with fitted white high gloss wall and base units, integrated appliances including; Siemens induction four ring hob with extractor over, Siemens slimline dishwasher, washing machine, Siemens fridge freezer, Siemens oven and microwave, one and a quarter Blanco stainless steel sink with drainer and taps.

### Bedroom One

12'6 x 9'5

Fitted carpet with underfloor heating, ceiling light, double glazed window to rear with fitted roller blind. Door to:

### En-Suite

Tiled flooring and walls, extractor, down lights, WC, wash hand basin with mixer tap and vanity unit, walk in shower cubicle, heated towel rail.

### Bedroom Two

10'7 x 8'8

Fitted carpet with underfloor heating, ceiling light, double glazed window to rear with fitted roller blind.

### Bathroom

Tiled flooring with underfloor heating, tiled walls, bath with mixer tap and shower over, WC, heated towel rail, wash hand basin with mixer tap and vanity unit, down lights, extractor.

### Externally

The property has bi-folding doors leading to a terrace with paving, decking, external lighting and offering views of the estuary.

### Communal

Full use of communal areas including gardens.

### Parking

Private secure car park with heated ramp with allocated parking for one car.

### Lease Information

Lease: 194 years remaining  
Ground Rent: £250 Per Annum  
Service Charge: £1,474.34 Per Annum

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











## Property Details

2 Bedrooms  
2 Bathrooms  
1 Reception Rooms  
Apartment

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

£425,000

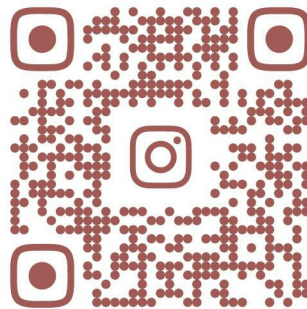


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home.



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