

Grand Parade, Leigh-On-Sea

Price Guide £450,000

home.

19 Grand Parade

Leigh-On-Sea
SS9 1DX

2 2 1

- Exceptional Two Double Bedroom Ground Floor Apartment
- Gorgeous Views Of The Thames Estuary
- Own Rear Garden & Allocated Parking
- Spacious South Facing Open Plan Lounge, Kitchen & Dining Space With Estuary Views
- En-Suite To Bedroom One
- Perfect Spot For Access To Chalkwell Station
- Within Walking Distance To Leigh Road & 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





***** Guide Price £450,000 - £470,000 **** EXCEPTIONAL GROUND FLOOR APARTMENT | ESTUARY VIEWS | PRIVATE GARDEN & PARKING | NO ONWARD CHAIN

Home Estate Agents of Leigh are delighted to offer for sale this exceptional two double bedroom ground floor apartment, enviably positioned on the brow of Grand Parade and enjoying attractive views across the Thames Estuary. Further benefits include a private rear garden, allocated parking and the advantage of no onward chain.

Beautifully maintained throughout, the well-proportioned accommodation comprises a welcoming entrance hall, impressive south-facing open-plan living space incorporating lounge, kitchen and dining areas, with estuary views providing a wonderful backdrop. There are two generous double bedrooms, both with direct access to the rear garden, with the principal bedroom further benefiting from an en suite shower room, alongside a contemporary three-piece bathroom.

Externally, the property enjoys its own private rear garden, with allocated off-street parking conveniently positioned to the rear of the building.

Perfectly placed on Grand Parade, the apartment offers an enviable coastal lifestyle, with Chalkwell Station nearby providing direct rail connections to London Fenchurch Street. The vibrant amenities of Leigh Road and the ever-popular Broadway are also within easy reach, offering an excellent choice of independent boutiques, restaurants, cafés and bars.

Accommodation Comprises:
The property is approached via communal entrance door leading to communal hall with private entrance door leading to:

Entrance Lobby:
Carpeted, open to:

Open Plan Living Room/Kitchen:
26'8" x 11'6"

Kitchen:
Opaque double glazed door to the side, down lighters, range of stone Quartz work surfaces with underslung one and a quarter bowl stainless steel sink and mixer tap, base, drawer and cupboard units and further matching tall standing units, integrated four ring ceramic hob with extractor canopy over, built in oven, microwave, fridge, freezer, wine cooler, dishwasher, Quartz style up stands, radiator and laminate wood flooring.

Living Space:
Double glazed bay window to the front enjoying estuary views, coving cornice, fireplace with concealed wall mounted TV/AV point over, radiator and laminate wood flooring.

Inner Hallway:
Radiator, doors to:

Utility Room:
7'10" x 4'7"
Range of fitted base and eye level cupboards with appliance space and plumbing for washing machine and under counter fridge, smooth plastered celing with inset spotlighting, wall mounted gas boiler and tiled floor.

Bathroom:
7'1" x 5'8"
Down lighters, extractor, modern white suite of panelled bath with mixer tap and shower attachment, wash hand basin with mono-bloc tap on vanity unit with shelving below, close coupled WC, shaver points, chrome heated towel rail, part tiled walls including large vanity mirror and tiled floor.

Master Bedroom:
13'10" x 12'2"
Double glazed bay window and French doors onto the rear garden, coving cornice and radiator.

En-Suite Shower Room:
Down lighters, extractor, modern white suite of multi head tiled and glazed shower, wall mounted wash hand basin and mono-bloc tap, low level WC in concealed cistern, chrome heated towel rail, tiling to full wall height and tiled floor.









Bedroom Two:
11'6" x 8'11"
Double glazed bay and French doors to the rear garden, range of built in tall standing mirror fronted sliding wardrobes, radiator.

Rear Garden:
The property has direct access to the decked garden with ample space for outside dining and entertaining, brick wall with fencing, private gate to rear.

Parking Facilities:
Allocated Parking for one vehicle.

Lease Information
Leasehold - Share Of Freehold
Lease: 161 years remaining
Ground Rent: £0
Service Charge: £870.00 Per Annum

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



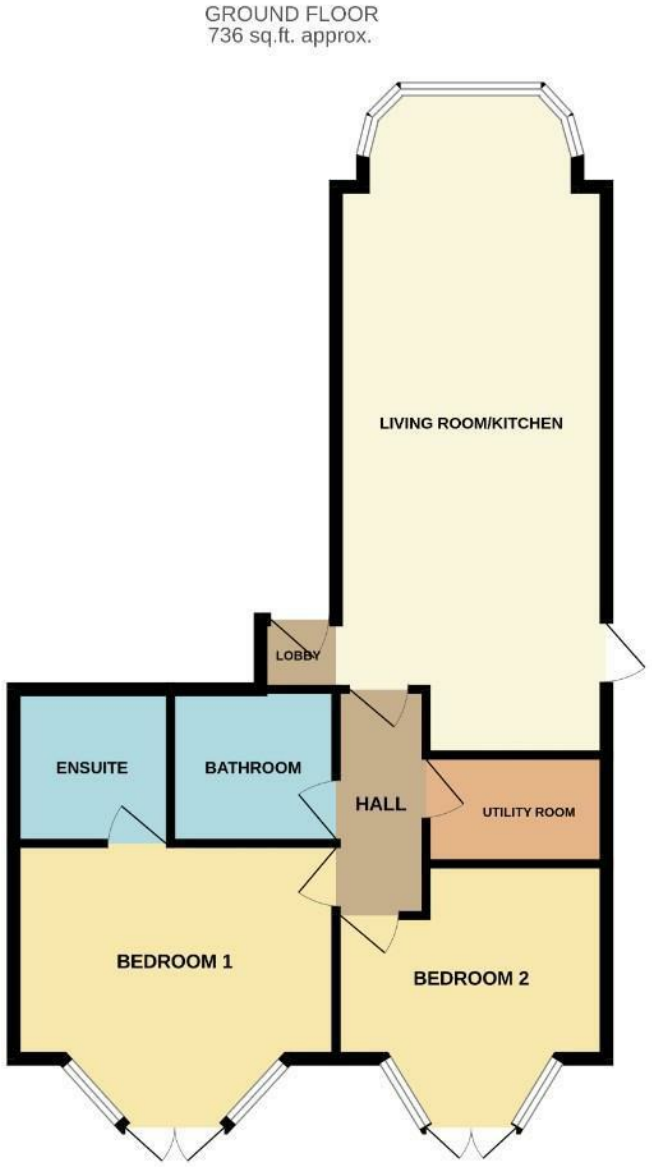












Property Details

2 Bedrooms
2 Bathrooms
1 Reception Rooms
Flat

Approx. 736.00 sq ft
EPC band: D
Tenure: Leasehold
Council Tax Band: D

£450,000

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