



Broadway, Leigh-On-Sea  
£325,000

home.



# Flat 3 Grand View

Leigh-On-Sea

SS9 1AA



- Stunning Two Bedroom Apartment
- South Facing Balcony
- Two Double Bedrooms
- Sea Views
- Modern Family Bathroom and En-Suite
- Lift Access to Property
- Underfloor Heating
- No Onward Chain and Long Lease
- Allocated Parking Space
- Excellent Location on Leigh Broadway  
Close to Shops and Train 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 Estate Agents are delighted to present this impressive two-bedroom first-floor flat, ideally situated in the vibrant heart of Leigh-On-Sea. This spacious apartment boasts a well-maintained communal entrance, complete with a convenient lift, ensuring easy access to your new home.

Upon entering, you will find two generously sized double bedrooms. The master bedroom features an en-suite bathroom, providing a private retreat, while the second bedroom offers a charming small balcony, perfect for enjoying a morning coffee. The modern family bathroom

is tastefully designed, catering to all your needs.

The open-plan kitchen and lounge area is a highlight of this property, featuring a contemporary kitchen equipped with fitted appliances. The spacious lounge/dining area is bathed in natural light and opens onto a delightful south-facing balcony, where you can relish stunning sea views—an ideal spot for relaxation or entertaining guests.

This flat is offered with no onward chain, making it a hassle-free purchase. Additionally, the property includes one allocated parking space, a valuable asset in this



bustling area.

Located on the popular Leigh Broadway, you will find yourself surrounded by an array of shops and restaurants, all within easy reach. Furthermore, Chalkwell Train Station is just a short walk away, providing excellent transport links for commuters.

This property presents a wonderful opportunity for those seeking a stylish and convenient lifestyle by the sea. Don't miss your chance to make this charming flat your new home.

### Accommodation Comprises

The property is approached via secure entry phone system and key fob entry to communal entrance hall, with lift and stairs rising to second floor, personal entrance door to:

### Entrance Hallway

Luxury vinyl wood effect flooring with underfloor heating, skirting, down lights, entry phone system, large storage cupboard. Doors to:

### Bathroom

5'8 x 5'5

Tiled flooring and walls, extractor fan, down lights, built-in vanity unit, WC, tiled panelled bath with shower over and Rainfall shower, wash hand basin, shaver socket, heated towel rail.

### Bedroom One

15'5 x 10'6

Carpeted with underfloor heating, skirting, spotlighting, double glazed window to side aspect. Access to:

### En-Suite

6'9 x 5'11

Tiled flooring and walls, spotlighting, extractor fan, corner shower cubicle with Rainfall shower, wash hand basin, WC, shaver socket, heated towel rail.

### Bedroom Two

16'7 x 10'0

Carpeted with underfloor heating, skirting, double glazed window to front aspect, double glazed patio door leading to balcony.

### Open Plan Kitchen/Dining/Lounge

### Kitchen Area

9'5 x 7'0

Luxury vinyl wood effect flooring with underfloor heating, skirting, spotlighting. The Moylan's kitchen is fitted to include a range of soft closing base units with Quartz worksurfaces and matching eye level wall mounted units, Quartz splashback, stainless steel sink with mixer tap, built-in Siemens oven and Siemens four ring electric hob with extractor over, integrated washer/dryer, integrated Siemens dishwasher and integrated fridge freezer.

### Lounge And Dining Area

23'1 x 10'8

Luxury vinyl wood effect flooring with underfloor heating, skirting,







spotlighting, double glazed window to front aspect, double glazed window to side plus double glazed Patio door leading to large south facing balcony.

#### Externally

##### Balcony

8'2 x 8'0

South facing balcony with glass balustrade and sea views.

##### Parking

Secure allocated car parking space to rear of the block.

#### Lease Information

Lease: 113 years remaining

Ground Rent: £523.46 Per Annum

Service Charge: Approx £1,963.96 Per Annum

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

#### Agents Note

There is a tenant in situ and the property will be sold with vacant possession.







SECOND FLOOR  
726 sq.ft. approx.



TOTAL FLOOR AREA: 726 sq.ft. approx.  
Made with Metropix 62625



## Property Details

2 Bedrooms  
2 Bathrooms  
1 Reception Rooms  
Flat

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

£325,000

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home.



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[homeofleigh.com](http://homeofleigh.com)

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