



Broadway West, Leigh-On-Sea  
£850,000

home.

# Flat 63, St Clements Court South Broadway West

Leigh-On-Sea  
SS9 2BP



- Spacious Penthouse Apartment
- Two Double Bedrooms
- Spacious and Bright Lounge
- Family Bathroom and En-Suite
- South Facing Balcony with Stunning Sea Views
- Ample Storage Throughout
- Secure Underground Parking with One Allocated Space
- Share Of Freehold
- Beautiful Communal Areas with Lift to All Floors
- Excellent Location in the Heart of Leigh - Close to Leigh Train Station and Leigh 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





Home Estate Agents are delighted to present this impressive penthouse apartment, sitting in the heart of Leigh on Sea, with panoramic views across the Estuary. The bright, airy space offers a calm and tranquil haven, with contemporary, clean lines throughout. Surrounded by historic fishing cottages and with the cobbled old town mere steps from the front door, old school pubs and quirky galleries, this is coastal dwelling at it's finest. The ideal bolthole for tranquil, seaside living, provides all the benefits, without ever having to leave the sanctuary of your home. Perfectly situated, with transport links directly into London in just under an hour and sat behind the property sits the bustling Broadway, with an intriguing array of boutiques, bookshops, bars and restaurants.

The accommodation comprises; secure communal entrance lobby to the ground floor with stairs and lifts to the sixth floor and private door into; hallway, two double bedrooms, two bathrooms, modern kitchen and a spacious open-plan lounge/diner. Externally, this stunning residence is complimented by allocated parking, outside storage and a large south facing roof terrace which offers truly breath-taking estuary and surrounding area views.

The property is served by gas central heating and offers replacement double glazed windows as detailed.



Situated within St. Clements Court, a sought-after residential apartment complex in the heart of Leigh-on-Sea, this wonderful home is within immediate proximity to local amenities which includes nearby schools, parks, seafront and mainline railway station - serving London Fenchurch Street for commuters. Also within a short stroll is Leigh's fashionable Broadway and its array of bars, cafes, restaurants and popular boutiques.

Available with a share of the freehold, we strongly recommend internal viewings to avoid missing out on this unique penthouse apartment.



#### **Entrance**

Communal entrance door leading to communal entrance hall.

#### **Communal Entrance Hall**

Art Deco style entrance hall with stairs and lifts to all floors. Personal entrance door to:

#### **Entrance Hall**

21'2 x 4'5

Skylight, radiator, built in cupboards, intercom system.

#### **Lounge/Diner**

22'8 x 15'2

Impressive room with magnificent uninterrupted views. Two sets of UPVC double glazed patio doors on to terrace with adjacent UPVC double glazed windows to side with stunning estuary views, further UPVC double glazed window to side with views over Leigh library gardens towards St Clements Church with the estuary beyond. Feature stone fireplace with inset electric fire, four radiators, four wall light points, coved ceiling.

#### **Sun Terrace**

32'4 x 15'6

Stunning terrace of a great size with ample room for large dining table, loungers, sitting area & bbq. Absolutely breathtaking 180 degree south facing outlook with views as far as Canary Wharf & the Shard to the West and the pier and Shoeburyness wind farm to the East. Fitted sun blinds, outside tap, tiled floor.

### Kitchen/Breakfast Room

14' x 7'3

UPVC double glazed window to front with super views. Luxury range of Shaker style base & eye level units with a mixture of deep drawers, cupboards, fitted larder & breakfast bar to opening to lounge and benefitting from further views. Integrated appliances including double electric oven, induction hob, fridge/freezer & drawer style dishwasher. Square edge granite worktops with matching upstands and one and a quarter bowl stainless steel sink unit with mixer tap & matching drainer, fully tiled walls, ceiling spotlights, extractor fan.

### Lobby

8'11 x 3'4

Skylight. Tow large fitted cupboards, doors to master bedroom & bathroom.

### Master Bedroom

18'9 x 13'11

Extremely spacious room with large UPVC double glazed window to front with stunning views. Range of mirror fronted built in wardrobes, two radiators, coved ceiling.

### Bathroom

9'0 x 8'2

Two skylights. White suite comprising of panelled bath with mixer tap, separate shower over & glass screen, low level WC with concealed cistern, wash hand basin in vanity unit with mixer tap, cupboard below, fitted mirror & lighting. Built in cupboard with spaces for washing machine & tumble dryer, fully tiled walls, heated towel rail, extractor fan.

### Bedroom Two

15'4 x 10'11

UPVC double glazed window to side with views. Range of mirror fronted wardrobes, radiator, wall light point, coved ceiling. Door to en suite.

### En-Suite

9'10 x 6'7

UPVC double glazed window to side with views. Luxury suite comprising of double shower cubicle, low level WC with concealed cistern, bidet & wash hand basin in vanity unit with mixer tap & cupboard below. Fully tiled walls, heated towel rail, ceiling spotlights.

### Externally

There are well tended communal gardens to the front & rear of the block.

### Parking

There is a single secure parking space to the basement of the building with direct lift access.

There is also a secure designated private storage area for the apartment in the basement.

### Lease Details

Share Of Freehold

Lease: 165 Years remaining

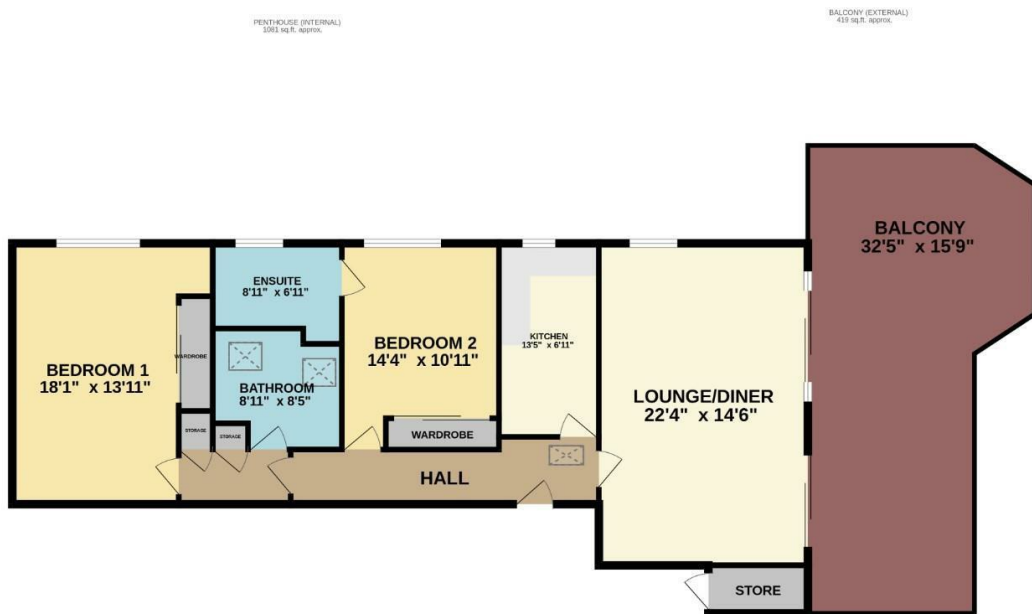
Ground Rent: £0

Service Charge: £5,738 Per Annum (Including Water, Sewage, Heating & Building Insurance)

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







TOTAL FLOOR AREA: 1500 sq.ft. approx.  
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## Property Details

2 Bedrooms  
2 Bathrooms  
1 Reception Rooms  
Flat

Approx. sq ft  
EPC band: E  
Tenure: Share of Freehold  
Council Tax Band: C

£850,000

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home.



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

The Old Bank, 26 Broadway  
Leigh-on-Sea, SS9 1AW

01702 480 033

