



Grand Parade, Leigh-On-Sea
£450,000

home.

Flat 1, Steven Lodge

Leigh-On-Sea

SS9 1DX



- Spacious Two Double Bedroom Elevated Ground Floor Apartment
- Fantastic Sea Views Towards the Thames Estuary
- South Facing Balcony with Access from Lounge and Principal Bedroom
- Leasehold with share of Freehold
- Large Bright Lounge with Floor to Ceiling Sliding Glass Door
- Modern Bathroom with Walk In Shower
- Garage and Residents Parking at front and Rear
- Well Maintained Communal Gardens
- Well Run and Maintained Residential Development
- Superb Central Leigh Location Close to Broadway, Seafront and Stations

Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033





Property Overview

Home Estate Agents are delighted to offer for sale this spacious two bedroom elevated ground floor apartment, enjoying wonderful sea views and a superb position in the heart of Leigh-on-Sea. Situated within a well-maintained and well-run development, the property also benefits from a share of freehold, south facing balcony, garage and communal gardens.

The accommodation begins with a generous entrance hall offering three useful storage cupboards. There is a modern bathroom with a walk-in shower and a spacious fitted

kitchen enjoying a pleasant outlook across the communal gardens.

The real highlight is the impressive lounge, where a large sliding glass door floods the room with natural light while framing fantastic views towards the Thames Estuary. This opens directly onto the south facing balcony, creating a wonderful place to sit and enjoy the coastal outlook.

There are two excellent double bedrooms. One overlooks the attractive communal gardens, while the larger front bedroom enjoys superb sea views together with its own door opening directly onto the balcony.

Outside, residents have access to well-maintained communal gardens, residents parking to both the front and rear, together with the considerable advantage of a private garage.

Perfectly positioned for the Leigh lifestyle, the apartment is within easy reach of Leigh Broadway's independent shops, cafés, bars and restaurants, while the seafront, Old Leigh and mainline railway stations are all nearby. This combination of sea views, outside space, parking and excellent accessibility makes it an appealing home for downsizers, commuters and those seeking a coastal base.



Accommodation comprises of...

Accommodation Comprises

The property commences with communal parking to the front of the property, steps leading to the communal entrance. Storm porch with external lighting and a key fob entry system into:

Communal Hallway

Matwell and tiled walls, door leading to the rear of the block leading to the communal gardens and garage. Wooden entrance door leading into:

Entrance Hallway

Carpeted, skirting, coved cornice, wall lighting and ceiling light, entry phone system, three large storage cupboards, radiator. Doors to:

Lounge

Wood effect laminate flooring, skirting, coved cornice, two ceiling lights, double glazed window to side aspect, double glazed sliding door leading to balcony offering excellent sea views, door to bedroom two, radiator.

Balcony

South facing balcony offering excellent views, Tiled flooring, exposed brick wall, external wall lighting, double glazed window to side aspect, glass balustrade.

Kitchen

Tiled flooring, skirting, coved cornice, ceiling light, spotlighting, double glazed window to rear aspect overlooking the communal gardens. The kitchen is fitted to include a range of base units with rolled edge worksurface, tiled splashbacks, matching eye level wall mounted units, under cabinet lighting, integrated Bosch fridge freezer, integrated oven with four ring induction NEFF hob and extractor over, space and plumbing for a washing machine, slimline dishwasher, inset sink with drainer and mixer tap over, Ideal combi boiler.

Bedroom One

Carpeted, skirting, coved cornice, ceiling light, double glazed window to front aspect offering lovely sea views, double glazed door leading to the balcony, fitted wardrobe with mirrored sliding doors and down lighting, radiator.

Bedroom Two

Carpeted, skirting, coved cornice, ceiling light, double glazed window to the side and rear aspect, radiator.

Bathroom

Tiled flooring and walls, ceiling light, extractor fan, double glazed obscure window to rear aspect, wash hand basin with storage beneath, WC, walk-in shower cubicle, heated towel rail.

Externally

Parking

Communal parking to the front and to the rear of the block.

Garage

Brick built garage located within a block.

Lease Information

Lease: 146 years remaining

Ground Rent: £0

Service Charge: £3,608 Per Annum

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





GROUND FLOOR
785 sq.ft. approx.



TOTAL FLOOR AREA: 785 sq.ft. approx.
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Property Details

2 Bedrooms
1 Bathrooms
1 Reception Rooms
Flat

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

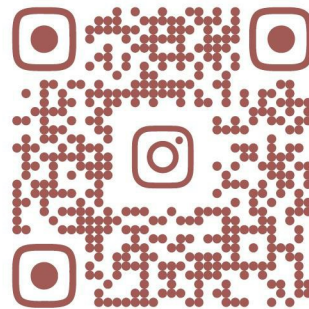
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