



\* £500,000 - £600,000 \* HUGE POTENTIAL WITH ANTICIPATED RESALE VALUE BELOW \* TWO RECEPTION ROOMS \* ALLOCATED PARKING \* GARAGE \* PRIVATE GARDEN \* INCREDIBLE 180 DEGREE SEA VIEWS \* PRIVATE ENTRANCE \* POTENTIAL FOR WEST-FACING TERRACE \* MINUTES FROM CHALKWELL STATION AND THE BROADWAY \* SEAFRONT LOCATION IN CENTRAL LEIGH \* LONG LEASE WITH NO CHARGES \* Although the property requires renovation throughout, this exceptional ground floor seafront flat offers everything - with incredible sea views, private parking and garage, a private garden, no onward chain and the potential for a west-facing terrace - it's certainly worth a viewing! The internal accommodation is comprised of; a private porch and entrance hall made up of two large sections (one of which could be used to create an en-suite shower room), a secondary WC, a front reception room with estuary views, two large double bedrooms, a kitchen-diner with ample built-in storage cupboards and a four-piece shower room. The garden is private and has direct access from the rear of the building. There is also side access returning back to the front driveway. The garage with its artificial lawned roof creates the perfect spot for sun worshipping. The location will be hard to beat, just moments from the bustling Leigh Broadway and a very short walk to Chalkwell Station for London commuters, and with a great school catchment area too. The property has a long lease with no charges and is offered vacant, with no onward chain!

- Allocated parking
- Private share of garden
- 180 degree estuary views
- Very short walk to Chalkwell Station
- Bay fronted period character
- Garage with potential for roof terrace
- Long lease remaining
- Moments from Leigh Broadway
- Huge layout and rooms throughout
- Vacant with no onward chain

## Grand Parade

Leigh-on-Sea

**£500,000**

Price Guide





# Grand Parade



## Parking/Frontage

Allocated parking on a landscaped front driveway with further parking in the single garage, picturesque frontage with a few steps up to the front porch/side access to garden, double glazed UPVC entrance doors leading to the private porch, with a further original private entrance door leading to:

## Private Entrance Hallway

Two obscured leadlight windows to side aspect, access to additional WC, understairs storage cupboard, radiator, original cornice and picture rail, high-level skirting and tile effect flooring.

## Additional WC

Obscured side window, wall-mounted wash basin, WC, radiator and tile effect flooring.

## Front Reception

UPVC double glazed bay fronted window commanding incredible 180 degree sea views, feature fireplace, decorative archway, ceiling rose, coving, picture rail, two radiators, high-level skirting and laminate flooring.

## Bedroom One

Obscured UPVC double-glazed side window with decorative archway, original cornice and picture rail, high-level skirting, two radiators and carpet.

## Bedroom Two

UPVC double glazed lealight French doors with sidelights to rear aspect for direct garden access, three radiators, coving, skirting and engineered wooden flooring.

## Kitchen-Diner

UPVC Double glazed sash window to rear aspect and a secondary window to side aspect, two original built-in storage cupboards, fireplace with ornate wooden surround, shaker style kitchen units both wall-mounted and base level comprising; 1.5 stainless steel sink with drainer and chrome mixer tap, space for freestanding cooker, laminate worktops with tiled splashbacks, wall-mounted Vaillant boiler, space for a range of appliances, coving, picture rail, radiator, skirting and wood effect flooring.

## Rear Lobby

Obscured double glazed door to side aspect for garden access, access to four-piece family bathroom, coving, skirting and a tiled floor.

## Four-Piece Family Bathroom

Two obscured leadlight UPVC double glazed windows to rear and side aspects, traditionally styled pedestal wash

basin with chrome taps, WC, bidet, tiled shower cubicle, radiator, extractor fan, coving, partial wall cladding, skirting and a tiled floor.

## Private Garden

Commences with a block paved pathway with planting borders and a few steps up to a lawn area with side access to front of property. The garden is split with the part closest to the property being owned by this flat, and could potentially be slit formally with fencing.

## Single Garage

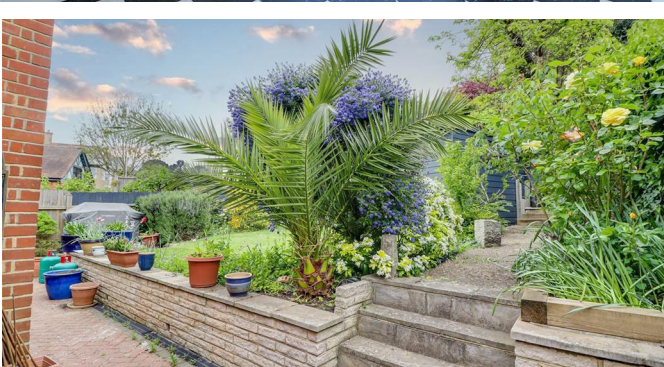
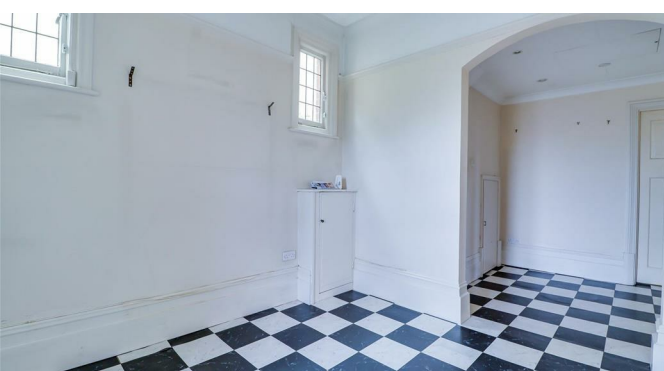
Up and over front door with room for further parking and a low-maintenance lawn roof which gives potential for a roof terrace like a neighbouring home.

## Potential the Property Offers

While the property does require some investment, it presents a fantastic opportunity to design and create a home tailored exactly to your tastes. To maximise its value, one suggestion would be to remove the wall between the front lounge and dining room, creating a spacious open-plan kitchen with either a peninsula bar or central island; perfect for entertaining family and friends. This layout would not only provide sea views from the kitchen but also allow natural light to flood into the rear of the flat.

Additionally, the section of the hallway adjacent to the bedroom could potentially be reconfigured to accommodate an en-suite. There is also scope to add a balustrade around the perimeter of the garage roof, transforming it into a south-facing terrace with panoramic views. If these improvements were carried out, we would anticipate the property's value reaching approximately £675,000.



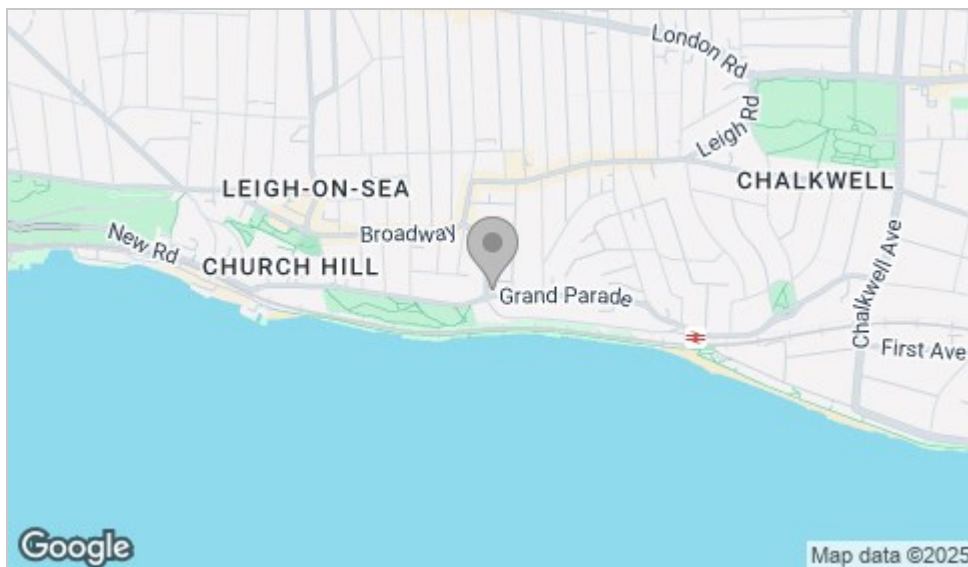




## Floor Plan



## Area Map



## Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

