



\* £300,000- £350,000 \* Located on the prestigious St. Benets Road in Southend-on-Sea, this exceptional penthouse apartment is a truly rare find. Boasting a spacious layout across the entire top floor of the building, this split-level penthouse (1st and 2nd/top floor) offers luxury living at its finest. With three generous double bedrooms, including a master bedroom featuring a walk-in wardrobe and an en-suite WC, this property is designed for comfort and style. The highlight of this penthouse is the impressive open plan kitchen lounge diner, complete with integrated appliances, eaves storage, and access to a charming roof terrace where you can unwind and enjoy the outdoors. Upon entering, you are greeted by a welcoming hallway that could easily double up as a study area, adding a touch of versatility to the space. The second floor landing features a large storage cupboard and a utility cupboard, ensuring that storage is never an issue in this well-designed property. Convenience is key with allocated parking to the rear of the building, along with an electric car charging point, making this home not only luxurious but also environmentally friendly. This apartment is one of a kind in the area so don't miss out on the opportunity to own this outstanding duplex penthouse apartment that offers a perfect blend of comfort, style, and convenience in a sought-after location, just on the doorstep to Prittlewell Station serving London Liverpool Street.

- Next generation apartment meeting latest new build regulations
- Extra large first and second floor penthouse apartment
- Large kitchen lounge diner with integral appliances and eaves storage
- Stunning fully tiled bathroom
- New Build Warranty
- Extremely energy efficient, low maintenance building
- Three double bedrooms with master walk in wardrobe and en-suite WC
- Own enclosed roof terrace with outside lighting and power sockets
- Allocated parking to rear with electric car charging point
- Doorstep to Prittlewell Station and a short walk to Priory Park and Jones Memorial Grounds

## St. Benets Road

Southend-On-Sea

**£300,000**

Price Guide



# St. Benets Road



## Communal Entrance

Accessed via rear of building with communal stairs leading to first floor where there is an oak entrance door to:

## Hallway (Ideal Study Area)

9'4" x 7'1"

Smooth ceiling with pendant light, double glazed Velux window to rear, double glazed standard window to rear, newly carpeted stairs to top floor with chrome hand rail.

## Top Floor Landing

Smooth ceiling with pendant light, large cupboard housing wall mounted boiler and fuse board with carpeted floor (useful storage), double utility cupboard with plumbing for washing machine and tiled floor, luxury carpet.

## Bedroom One

18'6" > 11'11" x 13'6"

Double glazed Velux window to side, double glazed window to rear, smooth ceiling with pendant light, wall hung radiator and eaves storage. Door to:

## L-Shaped Walk in Wardrobe

6'3" > 3'5" x 8'0"

Smooth ceiling with inset spotlights, luxury carpet.

## En-Suite WC

5'5" x 2'11"

Smooth ceiling with spotlight, extractor fan, vanity unit wash basin, low level WC, wall hung chrome heated towel rail, matt tiled floor and gloss tiled walls.

## 3pc Bathroom

7'9" x 5'6"

Smooth ceiling with inset spotlights, extractor fan, panelled bath with shower attachment and rainfall head, vanity unit wash basin, low level WC, fully gloss tiled walls and fully matt tiled floor.

## Kitchen Lounge Diner

22'10" > 17'11" x 22'2"

Double glazed windows to rear, double glazed

door to rear leading to enclosed roof terrace, smooth ceiling with inset spotlights, eaves storage cupboards, kitchen comprising wall and base level matt finish units with square edge granite effect worktop, integrated 70/30 split Bosch fridge freezer, integrated oven and grill, integrated Bosch induction 4 ring hob with extractor fan above, pull out bin storage, integrated Bosch dishwasher, integrated Bosch microwave, inset sink and drainer with chrome mixer tap, laminate flooring, wall hung radiator double glazed Velux window to front.

## Bedroom Two

11'10" x 9'10"

Double glazed Velux window to front, smooth ceiling with pendant light, wall hung radiator, luxury carpet.

## Bedroom Three

19'5" x 8'3"

Double glazed Velux window to front, smooth ceiling with inset spotlights, wall hung radiator, luxury carpet.

## Enclosed Roof terrace

12'1" x 10'6"

Inset spotlights, outside power sockets, fibreglass roof finish.

## Exterior

Allocated parking to rear with electric car charging points.

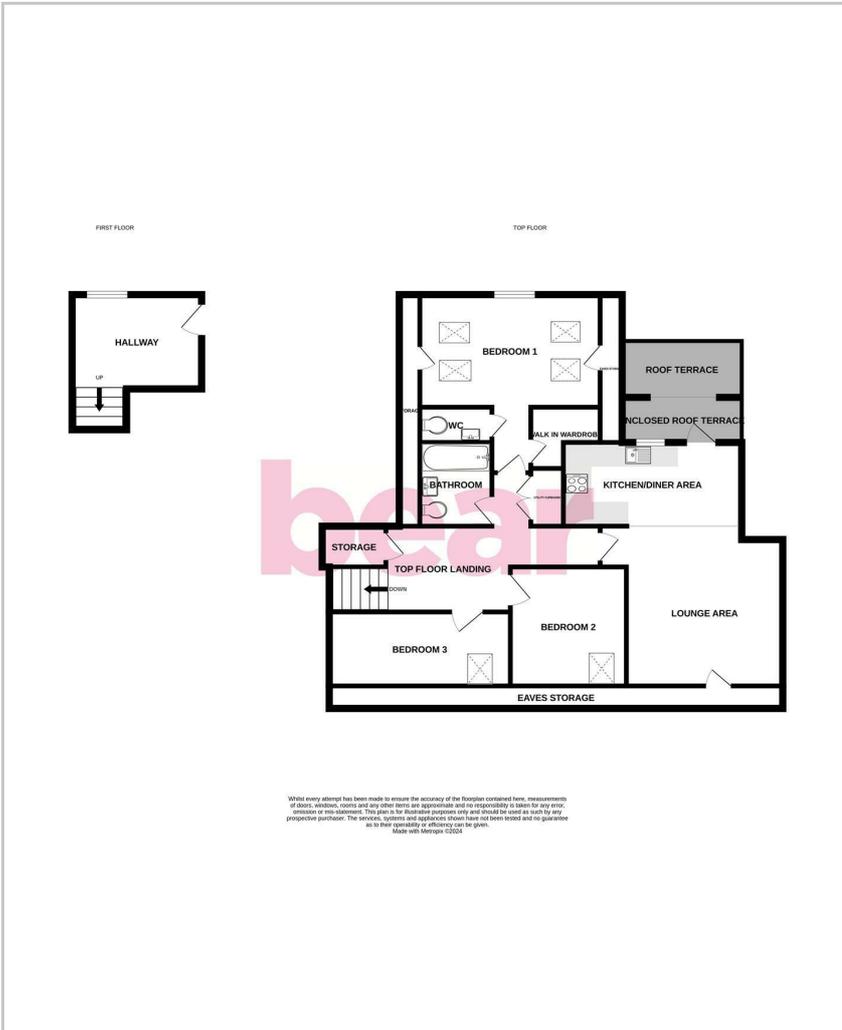
## Agents Notes:

The building has been developed to the highest of standards and strict new build regulations have been met producing six eco friendly, sustainable and economical properties. There is a range of state of the art solar panels on the roof that will separately contribute greatly to each flat bringing down the electricity bills. There is also six separate car charging points for each apartment. The properties have new modern day leases and there is no ground rent payable.

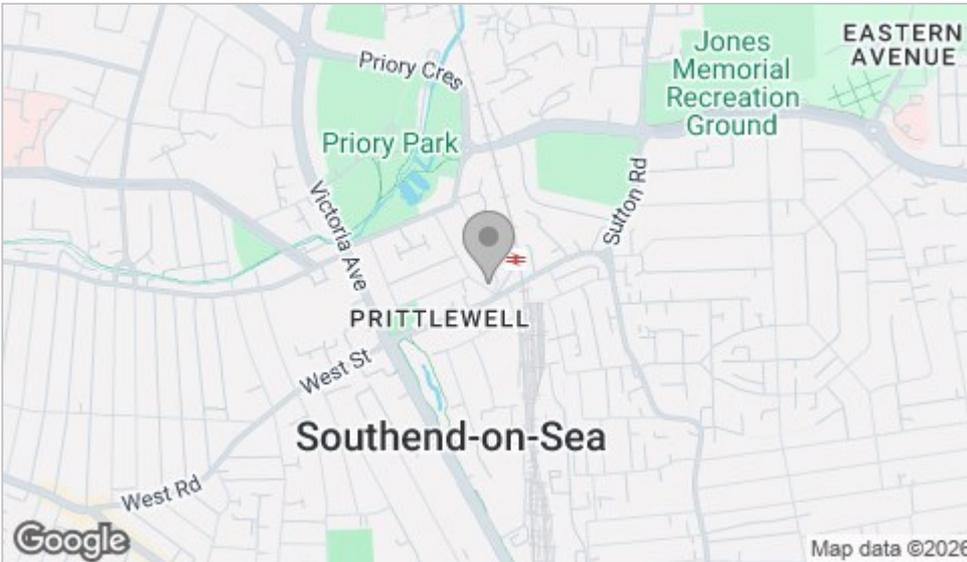
Council tax band: D



# 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 [los@bearestateagents.co.uk](mailto:los@bearestateagents.co.uk) <http://www.bearestateagents.co.uk/>

# Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		