



FOR SALE

Eden Point, Rectory Grove, Leigh-on-Sea SS9 2BF

Asking Price £1,395,000 Leasehold - Share of Freehold

- Spectacular High Specification Apartment
- Panoramic Estuary Views
- Large South Facing Terrace
- 2 West Aspect Balconies
- 3 Double Bedrooms & 3 Bathrooms
- Vast Open Plan Living Space
- Bespoke Kitchen & Utility Room
- 2 Underground Parking Spaces
- Central Leigh Location
- Short Walk to Leigh Station & Broadway

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

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Description

Spectacular luxury bespoke 3-bedroom apartment in the heart of Leigh, with views across the Estuary and just a short walk to the fashionable Broadway and station. Stunning open plan living area with kitchen, dining area & lounge space and south facing terrace with uninterrupted Estuary views & two west facing balconies. The Kube kitchen has Gaggenau integrated appliances including floor to ceiling fridge & freezers and a stylish central island. Features include remote controlled Anthea Vandermolen curtains & blinds

and underfloor heating with Kronos wood tiled flooring. Utility room, study, master suite with en-suite & walk in wardrobe and en-suite to bedroom two. Beautiful family bathroom with Italian glass bespoke vanity sink & under heated porcelain tiled flooring. The property includes a share of freehold. The apartment building offers a resident's gymnasium, concierge service, communal terraces and secure underground parking.





Entrance

Via secure communal glass door with a large stylish reception area & welcoming concierge service. Door to double height gymnasium. Lift & stairs leading to all floors. Own front door into:

Large Reception Hallway

Inset spotlights, entry phone system, brushed chrome power points, underfloor heated Kronos wood tiled flooring. Doors with bespoke door handles off to:

Super Sized Open Lounge, Kitchen & Dining Areas

Kitchen Area

13'1" x 13'10" (3.99 x 4.22)

2 x double glazed windows to side aspect. Inset spotlights, extensive range of high gloss bespoke Kube kitchen walls & base units plus an amazing matching island housing induction hob & superb rising extractor fan both with Silestone work surfaces. Large bespoke sink & drainer, waste disposal unit, matt & sandblasted splash backs. Integrated Gaggenau double oven, microwave, large fridge, separate freezer & dishwasher. Brushed chrome power points & underfloor heated Kronos wood tiled flooring. Open to:

Living & Dining Area

24'9" x 33'1" (7.54 x 10.08)

Beautiful large double glazed patio doors leading onto south facing terrace plus 2 x double glazed windows all offering amazing estuary views. Double glazed door leading out onto decked balcony plus 2 x double glazed windows all to side aspect offering views towards the estuary, Leigh & Hadleigh Castle & beyond! Inset spotlights, space for large table & chairs. Brushed chrome power points & under floor heated Kronos wood tiled flooring.

Terrace

21'1" x 29'1" (6.43 x 8.86)

Amazing south facing tiled terrace offering extensive Estuary views.

Balcony

9'10" x 8'1" (3.00 x 2.46)

Balcony offering amazing Estuary views.

Utility Room

Inset spotlights, wall & base kitchen units, Bespoke Blanco extra wide sink. Space for washing machine & dryer. Brushed chrome power points & underfloor heated Kronos wood tiled flooring.

Study

Space for desk & chair, brushed chrome power points, underfloor heated Kronos wood tiled flooring. Large cupboard housing meters.

Master Bedroom

11'8" x 13'1" (3.56 x 3.99)

Double glazed door & window leading to decked balcony offering amazing views towards the Estuary, Leigh, Hadleigh Castle & beyond! Anthea Vandermolen bespoke curtains, inset spotlights, amazing walk in wardrobe. Brushed chrome power points & fitted carpet (underfloor heated). Door to:

En-Suite

Inset spotlights, stunning bespoke Italian glass vanity sink, large walk in shower with Hansgrohe shower attachment, wall hung WC, wall mounted chrome heated towel rail, underfloor heated porcelain tiled flooring & walls.

Bedroom 2

12'0" x 9'4" (3.66 x 2.84)

Double glazed window to side aspect offering extensive views towards the estuary, Leigh & Hadleigh Castle & beyond! Inset spotlights, fitted wardrobes, Anthea Vandermolen blind & vanity blind. Brushed chrome power points & fitted carpet (underfloor heated). Door to:

En-Suite

Inset spotlights, vanity style wash hand basin, large walk in shower cubicle, wall hung WC, wall mounted chrome heated towel rail. Fully tiled walls & underfloor heated tiled flooring.

Bedroom 3

11'4" x 14'8" (3.45 x 4.47)

Double glazed window to side aspect offering extensive views towards the Estuary, Leigh & Hadleigh Castle. Anthea Vandermolen bespoke curtains, fitted wardrobes, brushed chrome power points & fitted carpet (underfloor heated).

Luxury Bathroom

Double glazed obscure window to side aspect. Inset spotlights, amazing large bespoke Italian glass vanity sink with Dornbracht fittings, large beautiful walk in shower with Hansgrohe shower & attachments, wall hung low level WC. Wall mounted heated chrome towel rail, underfloor heated porcelain tiled walls & flooring.

Externally

Communal Roof Terrace

Communal planted roof garden offering Estuary views.

Gymnasium

Fully fitted double height gymnasium for residents use only.

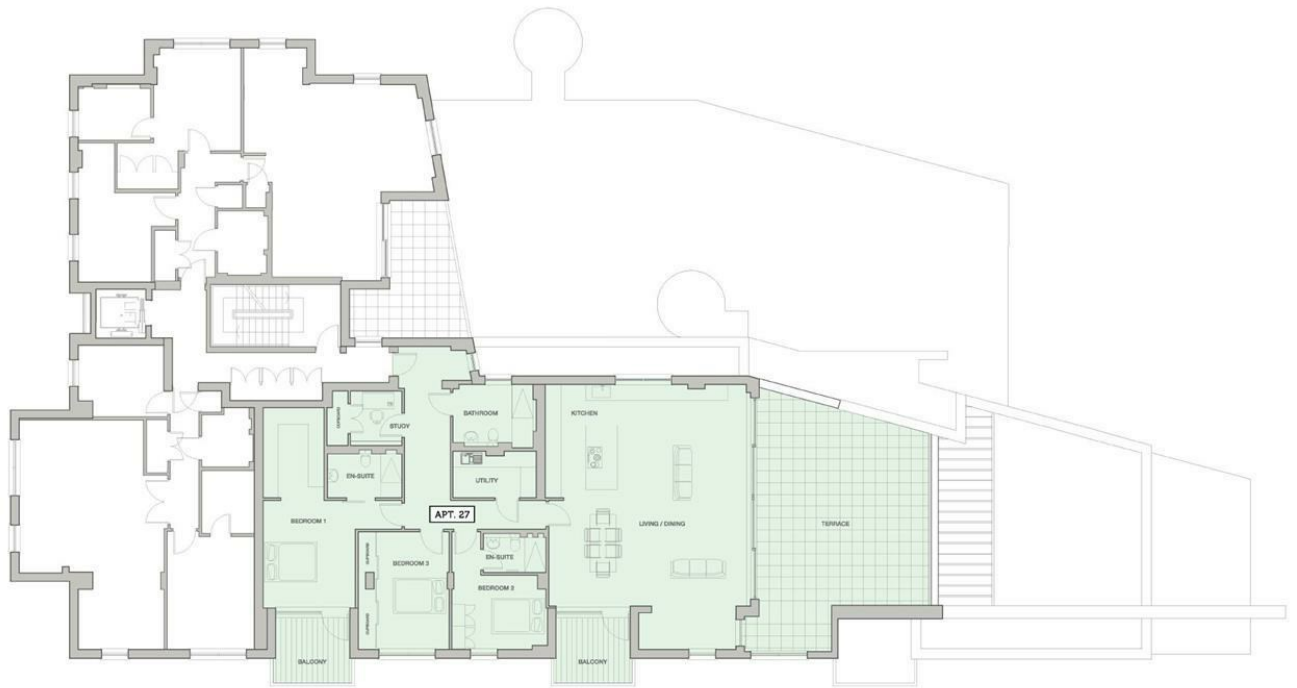
Parking

Gated secure basement allocated parking for 2 vehicles plus cycle rack & storage cage.

Lease

199 years





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
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AGENTS NOTES: Appointment Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. We therefore must advise any prospective purchaser employ their own, independent experts to verify the statements contained herein. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested.

VIEWINGS: BY APPOINTMENT ESTATES ONLY

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