



# FOR SALE

**Grand Drive,  
Leigh-On-Sea SS9 1BG**

Guide Price £400,000 Freehold Council Tax Band - C

3  1  1  861.11 sq ft

- Elegant Newly Renovated First Floor Apartment
- Three Versatile Bedrooms Ideal For Families Or Home Working
- Spacious Light Filled Lounge/Diner With Feature Fireplace
- Stylish Modern Kitchen With Private Balcony And Sea Views
- Contemporary Bathroom With Marble Style Tiling
- High Ceilings And Impressive Generous Landing
- Bright And Airy White Interior Design
- Off Street Parking With Potential For An Additional Space
- Prime Location Close To Leigh Broadway's Vibrant Shops & Restaurants
- Easy Commuting From Chalkwell Train Station

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

**appointmoor**

# Description

\*Guide Price £400,000 - £425,000\*

This stunning first-floor apartment combines elegant renovation with character-filled details. Light-filled living spaces, high ceilings and period features create an inviting yet refined atmosphere, while three versatile bedrooms, a sleek modern kitchen with balcony access and a luxurious shower room ensure effortless contemporary living perfectly suited to modern lifestyles.

From the moment you arrive, the property impresses with its charming brick frontage, mature landscaping and inviting stepped approach. The addition of off-street parking enhances everyday convenience, with further potential for expansion (STPP), making this an attractive and practical home with lasting appeal.

Set within one of Leigh-on-Sea's most desirable pockets, this home places you moments from the bustling Broadway amenities, picturesque beaches and excellent transport links. With coastal charm, a vibrant social scene and highly regarded schooling nearby, it offers an exceptional opportunity for families or professionals seeking an enriching and fun filled lifestyle by the sea.

## Measurements

Lounge/Diner  
5.59m x 3.63m > 3.25m (18'4" x 11'10" > 10'7")  
Kitchen  
1.82m x 3.37m (5'11" x 11'0")  
Landing  
5.19m x 0.89m (17'0" x 2'11")  
5.29 x 0.90m (17'4" x 2'11")  
Bedroom 1  
4.28m x 3.54m > 3.18m (14'0" x 11'7" > 10'5")  
Bedroom 2  
3.60m into bay x 3.39m (11'9" into bay x 11'1")  
Bedroom 3  
2.15m x 2.10m (7'0" x 6'10")  
Bathroom  
2.32m > 1.99m x 1.80m (7'7" > 6'6" x 5'10")

## Interior

This elegantly and newly renovated first-floor apartment delivers an impressive blend of contemporary style and period charm. Bright white interiors enhance the sense of space, while the generous layout allows the perfect home for young families. The impressive lounge/diner is bathed in natural light from oversized windows, creating an uplifting yet inviting atmosphere. A striking ornamental feature fireplace anchors the room, offering character and warmth, making it an ideal setting for both relaxed evenings and entertaining guests. Flowing seamlessly through an archway, the kitchen balances sleek modern design with charm and practicality. Thoughtfully arranged, it opens onto a private balcony – an idyllic spot to enjoy a morning coffee or unwind with an evening drink while taking in the fresh air and sunset views over the sea. The accommodation continues to impress with a spacious first bedroom featuring a built-in wardrobe, a second bedroom showcasing a beautiful bay window and

exposed brick wall for added texture and personality, and a third bedroom currently utilised as a home office, ideal as a nursery or child's room. Completing the home is a stylish bathroom finished with marble-effect tiling and a generous shower. High ceilings throughout enhance the sense of grandeur, most notably in the generously proportioned hallway, adding to the apartment's refined and airy feel.

## Exterior

The building exudes undeniable kerb appeal, framed at the front by a charming brick boundary, mature shrubbery and paved steps that guide you towards the entrance. The exterior setting feels both welcoming and well-established, perfectly complementing the character of the apartment within. A valuable benefit is the off-street parking, with the added potential to create a second parking space, subject to the necessary permissions, offering flexibility and convenience for future needs.

## Location

Perfectly positioned in Leigh-on-Sea, this home enjoys immediate access to the vibrant energy of Leigh Broadway, where an eclectic mix of independent shops, cafés, restaurants and bars await just moments away. The seafront is within easy reach, ideal for scenic coastal runs, relaxed beach days and family outings. Chalkwell Train Station offers straightforward commuting into London, while Old Leigh provides a lively social scene steeped in character and charm on a sunny day. With Leigh North Street Primary School close by, this location is particularly well suited to young and growing families.

## School Catchments

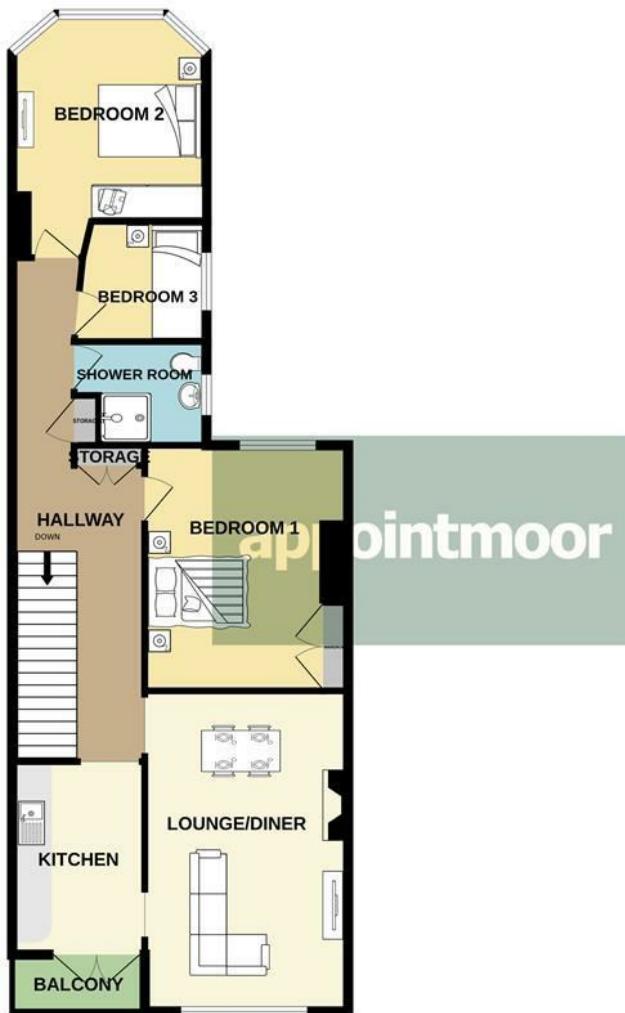
Leigh North Street Primary School  
Belfairs Academy

## Tenure

Freehold of both the ground floor and first floor apartments.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for indicative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	90
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	49
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	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)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

**AGENTS NOTES:** Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. Floor plans are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

**VIEWINGS:** BY APPOINTMOOR ESTATES ONLY

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