



FOR SALE

**Bell Sands,
Leigh-On-Sea SS9 2FA**

£1,099,950 Leasehold Council Tax Band - G

- Four Bedroom Penthouse Apartment Over Two Floors
- Offered With No Onward Chain
- Parking For Two Vehicles
- Breathtaking Estuary Views
- Two Balcony Areas
- Potential To Have Two Reception Rooms
- Deceptively Spacious Throughout
- Situated A Stones Throw From Old Leigh
- Leigh Station Within Walking Distance
- Range Of Local Amenities Nearby

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

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Description

Nestled in the charming sought after development of Bell Sands in Leigh-On-Sea, this exquisite four-bedroom duplex penthouse apartment is a true gem. Boasting a generous 1,779 sq ft of living space, this luxurious property offers a lifestyle of sophistication and comfort. Built in 2018, this modern apartment is designed to impress. With its New England style this apartment offers one/two reception rooms and three bathrooms, and three/four bedrooms offering you the perfect amount of space, including the added bonus of having no onward chain! If you have always wanted to live with the most beautiful sea views this property is not going to disappoint.

Without a doubt the main selling point of this property is being located directly opposite the stunning estuary views of Old Leigh, with the sailing club being directly below you it would be the perfect time to start a new hobby! Additionally, if you are one to enjoy the sunshine with a glass of

wine, you have two stunning balcony spaces where you can enjoy people watching whilst relaxing in the warmer months! Being just a short walk away Leigh Station and Leigh Broadway you really do have all you need right on your doorstep, including fantastic ranges of pubs and restaurants nearby too!

In addition to its prime location, this penthouse comes with the added convenience of two parking spaces, ensuring that you never have to worry about finding a place to park all within a secure gated car park. Do not miss this amazing opportunity to really bring luxury living to life, if you love being by the sea, people watching and enjoy the sun on your balcony this property is a must see! Viewings are highly advised!





Entrance

Solid wooden door to entrance, video phone entry system, Amtico flooring with under floor heating, storage cupboards, spotlight lighting.

Lounge/Kitchen

Amtico flooring with underfloor heating, double glazed window to front aspect, double glazed Bi-folds doors to front aspect with Juliette balcony, double glazed door to side aspect balcony, base & wall units, double glazed window to rear aspect, Quartz worktop incorporating quarter Blanco sink & drainer with Quooker hot tap, 5 point 'BORA' induction hob with integrated extractor, integrated 'SIEMENS' double oven, integrated 'SIEMENS' fridge/freezer, integrated wine cooler, integrated 'SIEMENS' microwave, base underlighting, breakfast bar area with pendant lighting, spotlight lighting.

Balcony

South facing balcony with tiled flooring over looking stunning estuary views.

Bedroom 3

Carpet flooring with underfloor heating, triple glazed window to rear aspect with bespoke fitted shutters, triple glazed windows to side aspects with bespoke fitted shutters, pendant lighting.

En-Suite

Tiled flooring, heated towel rail, tiled walls, panelled bath with shower, hand basin with storage under, W/C, extractor, spotlight lighting.

Downstairs W/C

Tiled flooring, heated towel rail, W/C, hand basin, tiled walls, extractor, spotlight lighting.

Landing

Carpet flooring with underfloor heating, storage cupboard, pendant lighting.

Bedroom 1

Carpet flooring with underfloor heating, double glazed bi-fold doors to front aspect leading to enclosed balcony, pendant lighting.

Walk In Wardrobe

Carpet flooring with underfloor heating, space for built in storage, spotlight lighting..

En-Suite

Tiled flooring, heated towel rail, tiled walls, shower cubicle, hand basin with storage under, W/C, extractor, spotlight lighting.

Enclosed Balcony

South facing enclosed balcony with tiled flooring looking over stunning estuary views.

Bedroom 2

Carpet flooring with underfloor heating, triple glazed windows to side aspect with fitted bespoke shutters, fitted wardrobes, pendant lighting.

En-Suite

Tiled flooring, heated towel rail, tiled walls, hand basin with storage under, walk in shower cubicle, W/C, extractor, spotlight lighting.

Bedroom 4/Reception Room

Carpet flooring with underfloor heating, triple glazed windows to side aspect, double glazed velux windows, feature electric fireplace, pendant lighting.

Front Of Property & Parking

Secure gated entrance, parking for two vehicles.

Tenure

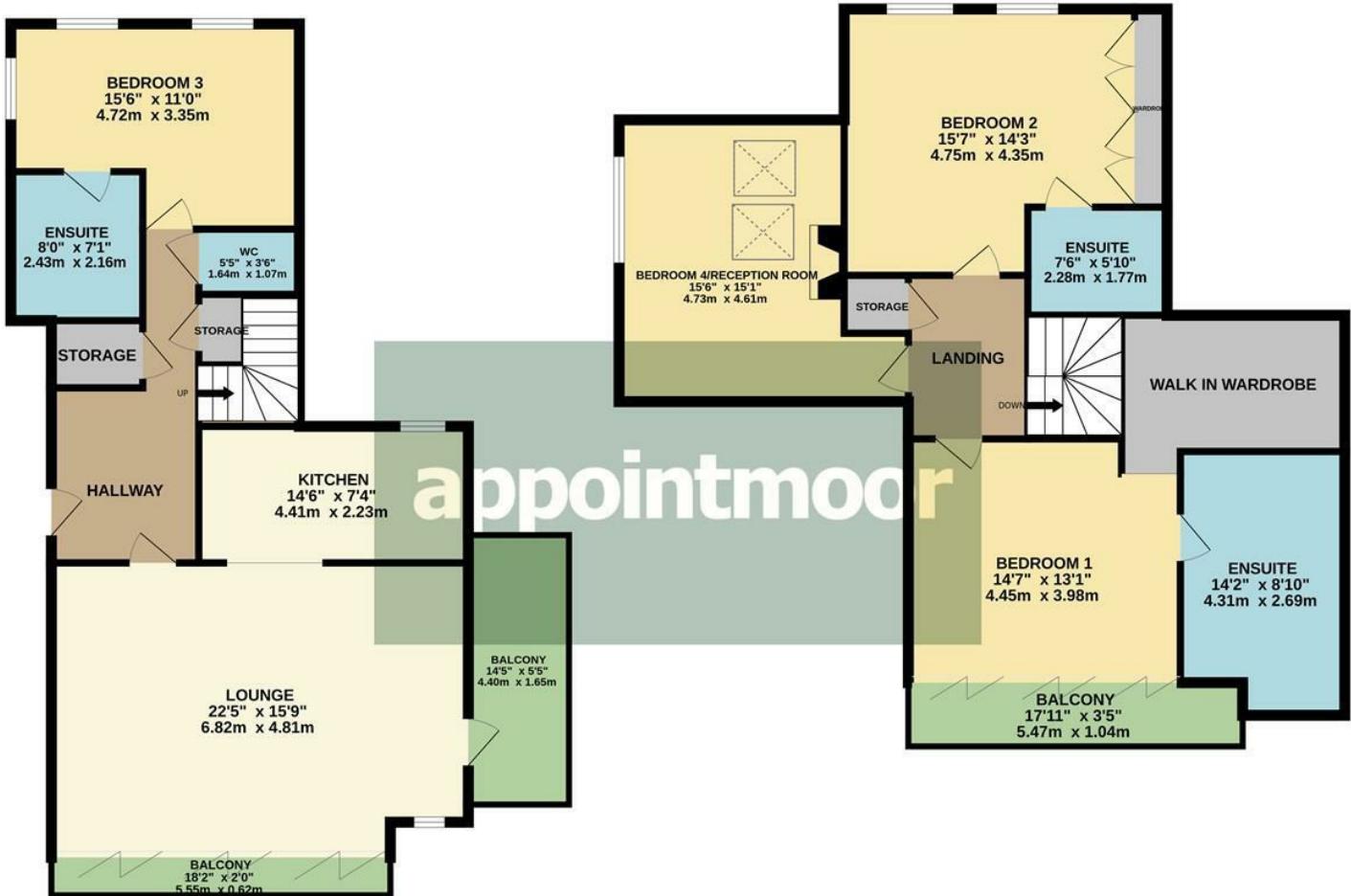
Leasehold

192 years remaining on the lease
£2,256.00 service charge per annum
£250.00 ground rent per annum



SECOND FLOOR
831 sq.ft. (77.2 sq.m.) approx.

TOP FLOOR
948 sq.ft. (88.1 sq.m.) approx.



TOTAL FLOOR AREA : 1779 sq.ft. (165.2 sq.m.) approx.

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 illustrative 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		
(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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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