



**Three bedroom penthouse apartment**

**Kitchen**

**Bathroom**

**Lounge**

**Three double bedrooms**

**En-suite shower room**

BM Property Agents are delighted to offer onto the sales market on a sole agency basis this three bedroom penthouse apartment on Grand Parade in Leigh. The apartment consists of a large lounge diner with a stunning outlook of the estuary and leading to a large south facing balcony. There are three good size double bedrooms with an ensuite shower room to the master bedroom. There is also a bathroom, kitchen and off street parking to the front of the building. 1210 square foot. Full lift service, garage and visitor parking. Rare opportunity. Share of freehold.

**Grand Parade**  
**Leigh-On-Sea, SS9**

**£895,000**



## ACCOMMODATION

### Lounge/Diner 19' 5" x 14' 11" (5.91m x 4.54m)

South facing aspect with sliding double glazed patio doors leading out to the Balcony with Estuary views. Further double glazed window to the side. Radiator.

### Kitchen 12' 2" x 11' 5" (3.71m x 3.48m)

Plumbing for washing machine and dishwasher. Electric cooker with extractor hood above. Vaillant wall mounted combination gas boiler serving the radiators and domestic hot water. Double glazed window to the rear.

### Bedroom 1 16' 0" x 11' 3" (4.87m x 3.43m)

uPVC double glazed window to the front with estuary views and doorway connecting to the front balcony. Radiator, floor to ceiling hand-built fitted wardrobe cupboards providing nine cupboards in all with bridging units over the bed space and matching bedside cabinets.

### Bedroom 2 15' 2" x 12' 7" (4.62m x 3.83m)

uPVC double glazed window to the rear and side. Radiator. With ensuite.

### Bedroom 3 11' 7" x 9' 4" (3.53m x 2.84m)

Seafront view, radiator.

### Bathroom

Modern white suite comprising panelled bath with mixer taps and Mira shower over, vanity wash hand basin with mixer taps and cupboard beneath and a heated towel rail. Fully tiled walls. Obscure double glazed window to the rear.

### Separate W/C

Close coupled toilet suite, wash hand basin. Tiled walls, radiator. Obscure double glazed window to the rear

### Eternally

Garage To the rear of the property the flat has its own brick built garage with up and over door and parking in front. Visitor Parking To the front the property has recently been block paved providing 8 visitor parking space. Communal Gardens Well tended rear garden mainly laid to lawn and with shrubs and bushes.

