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**1 111a Sunnyclyff House, Grand Parade, Leigh-on-Sea, SS9 1DW**

Offers In Region Of £375,000

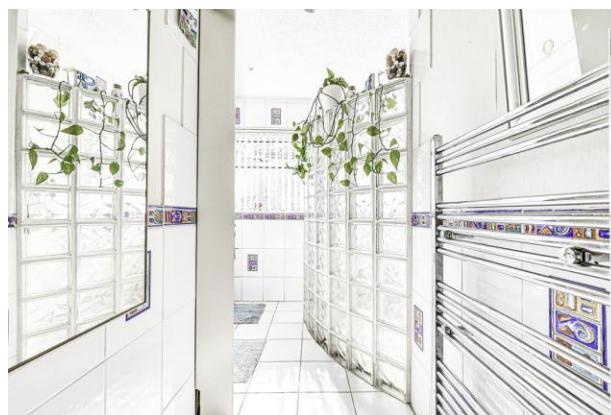
This exceptional one-bedroom apartment offers a luxurious living experience, boasting breathtaking views of the picturesque Thames Estuary. Its prime location places it within mere steps of the vibrant Leigh Broadway, the serene beachfront, and convenient access to Chalkwell Station, ensuring effortless connectivity to various amenities and transportation links.

**\*\*NO ONWARD CHAIN\*\***

Service Charge £50 a month. Council Tax Band D

- NO ONWARD CHAIN
- PRIVATE PARKING
- FRONT AND REAR GARDEN
- SPACIOUS THROUGHOUT
- WITHIN WALKING DISTANCE TO THE ICONIC OLD TOWN
- WITHIN STEPS TO LEIGH BROADWAY
- DOUBLE BEDROOM
- ESTUARY VIEWS
- CLOSE TO CHALKWELL STATION
- CHARACTER PROPERTY WITH MODERN CHARM





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**ENTRANCE HALL** 16' 0" x 3' 1" (4.88m x 0.94m) Wooden flooring, pendant lighting, radiator with doors leading to:

**LOUNGE** 13' 0" x 16' 0" (3.96m x 4.88m) 13'0 x 16'0 into bay - Double glazed bay window, radiator, carpeted flooring, feature fire place, smooth ceiling with pendant lighting.

**STUDY** 8' 0" x 7' 0" (2.44m x 2.13m) Double glazed windows with dual aspect, carpet, area for working at home with doors leading to front garden.

**KITCHEN** 8' 7" x 19' 5" (2.62m x 5.92m) Pendant lighting, laminate flooring, laminate worktops, double glazed window to rear aspect, cupboard storage and kitchen units, four ring electric hob with integrated high level oven, hot and cold mixer tap, space for dishwasher, washing machine and fridge freezer and door leading to:

**BATHROOM** 11' 9" x 7' 0" (3.58m x 2.13m) Tiled walls and flooring, double glazed window to side aspect, heated towel rail, fitted spotlights, hot and cold mixer tap with rainfall shower, hot and cold mixer tap with sink and hand basin.

**CONSERVATORY** 11' 0" x 7' 9" (3.35m x 2.36m) Double glazed throughout with doors to the garden with tiled flooring.

**FRONT GARDEN** Seating area, Estuary views, side access to rear garden

**REAR GARDEN** communal area, direct access to garden and access from rear gate to off street parking

**OFF STREET PARKING** All located parking space to rear.