

SCOTT &
STAPLETON

BELL SANDS
Leigh-On-Sea, SS9 2FA
Offers In Excess Of £600,000





BELL SANDS

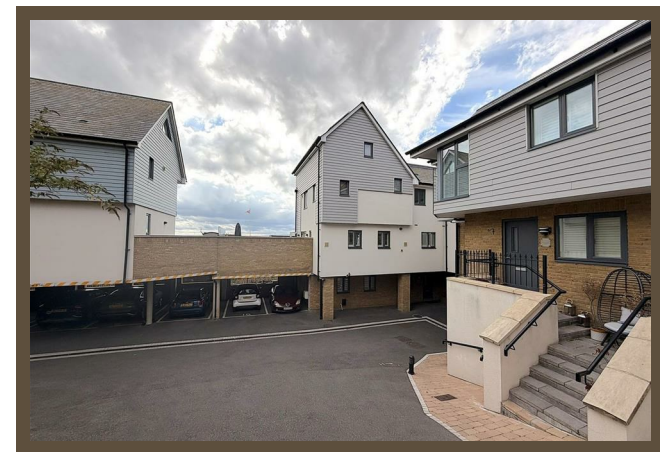
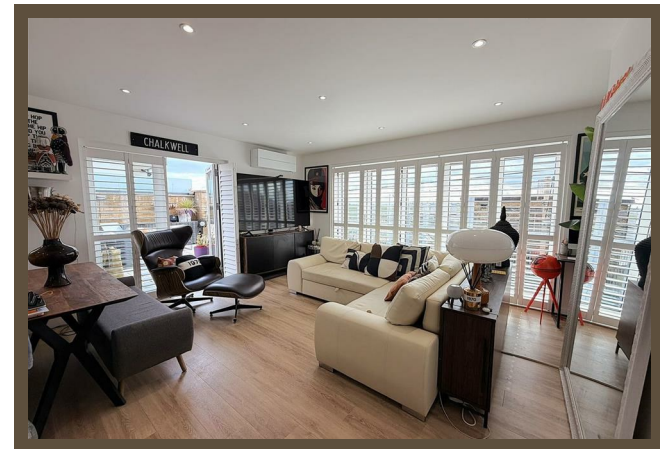
£600,000

LEIGH-ON-SEA, SS9 2FA

Situated in a highly sought-after location in the Bell Sands development of Leigh-on-Sea, this stylish two-double-bedroom flat offers an exceptional blend of contemporary living, generous outdoor space and stunning coastal views.

The property features a bright and spacious open-plan living area, with large windows and bi-folding doors flooding the room with natural light. The modern kitchen is finished with sleek cabinetry, quality worktops and integrated appliances, creating a superb space for both everyday living and entertaining.

The accommodation comprises two well-proportioned double bedrooms, including a master with



Accommodation is approached via

Secure gated parking accessed via Leigh Hill leading to own parking space. Communal doors leading to first floor via stairs or lift.

Hallway

3.84m x 2.82m (12'7 x 9'3)

Own front door. Wooden flooring with underfloor heating. Doors to all rooms. Built in storage cupboard. Smooth plastered ceiling. Spotlights.

Open Plan Kitchen/Lounge/Diner

6.63m x 5.51m (21'9 x 18'1)

Triple aspect windows to all elevations. Bifolding doors and patio doors. Fitted white modern shutters. Karndean wood flooring with underfloor heating. The kitchen area is fitted with modern low and eye level units. Integrated washing machine and dishwasher. Freestanding American fridge freezer to remain. Freestanding range master oven to remain. Granite worktops with modern sink unit and mixer tap. Fitted bench seat. Smooth plastered ceiling and spot lights.

Bedroom One

3.81m x 3.43m (12'6 x 11'3)

Double glazed windows to rear elevation. Fitted shutters. Carpet. Underfloor heating. Range of bespoke fitted floor to ceiling wardrobes. Door to ensuite. Smooth painted ceiling.

En-Suite

1.70m x 1.60m (5'7 x 5'3)

Tiled floor. Fully tiled walls. Modern three piece suite comprising fully tiled shower, low level WC, wash basin with mixer tap. Heated towel rail. Smooth painted ceiling. Spot lights.

Bedroom Two

3.20m x 2.16m (10'6 x 7'1)

Double glazed bifolding doors to rear elevation and balcony. Fitted modern shutters. Carpet. Underfloor heating. Range of bespoke fitted floor to ceiling wardrobes. Smooth painted ceiling.

Bathroom

2.64m x 1.55m (8'8 x 5'1)

Double glazed window to front elevation. Tiled floor. Fully tiled walls. Fitted modern shutters. Modern three piece suite comprising low level WC, wash basin with mixer tap & bath with shower over. Smooth painted ceiling. Spot lights.

South Facing Balcony

Accessed via Bedroom 2 & Lounge

South facing Terrace

One of a kind and largest in the development.

Lease Info

The vendor informs us of the below:

190 years remaining on the lease

£250 PA Ground Rent

£2,000 PA Service Charge which includes communal cleaning

Approx £600 PA Buildings insurance



While every attempt has been made to ensure the accuracy of the floorplan contained here, representations, warranties, covenants, promises or other statements made or deemed to be made by the vendor in connection with the sale of the property are not intended to be relied upon as a basis for any claim or action in respect of the floorplan. The floorplan is provided as a guide only and is not intended to be relied upon as a basis for any claim or action in respect of the floorplan.

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	