



Leigh Hill, Leigh-On-Sea SS9 2DN
£1,100,000

To view this property call
01621 734300

SJ WARREN
www.sjwarren.co.uk

The accommodation comprises

****Show Unit- Fully Furnished****

Apartment 20, The Strand, located on the prestigious Bell Sands gated development.

Occupying the site of the former Bell Hotel and grounds, within the Leigh conservation area, Bell Sands has been painstakingly designed to compliment and enhance the historic setting of Old Leigh.

This outstanding three bedroom duplex property is amongst the finest in the South East. Nestled in the heart of Leigh on Sea just a literal stones throw from the River Thames it needs to be seen to be truly appreciated.

With the beach just yards away, this property is perfectly placed to enjoy the laid back atmosphere of the Old Town with its friendly pubs and restaurants, craft shops and galleries. Or the bustling Leigh Broadway is just a short stroll up the cobbled steps past the church. Enjoy early mornings watching there fishing boats chug past your window, a very special sight indeed.

This duplex apartment offers a wealth of spacious living accommodation. With truly breathtaking views this space offers it all. The incredibly well equipped kitchen including a Bora Downdraft hob and Siemens top of the range bean to cup coffee machine opens to the fantastic living and dining space leading to the very large wrap around balcony.

This property also boasts a cloakroom as well as a fully equipped utility room.

Over looking the landscaped garden area on the ground floor is an exceptionally large bedroom suite offering a huge en suite bathroom and very large walk in wardrobe.

The twisting staircase leads to two further bedrooms including the Master Bedroom Suite. This must surely be the one of most wonderful bedrooms on the coast. The view from the Juliette balcony is something truly special to wake up to.

Accessed via a lift from the secure private car park we recommend a viewing of this property. Once its gone it gone and there will not be another like this.



Consumer Protection from Unfair Trading Regulations 2008.

S J Warren has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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		
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Not environmentally friendly - higher CO ₂ emissions		
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