



FOR SALE

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

Guide Price £425,000 - £450,000 Leasehold Council Tax Band - C

1  1  1  624.31 sq ft

- Second Floor One Bedroom Apartment
- Stunning South-Facing Sea Views From The Living Area And Bedroom
- Bright And Airy Open-Plan Kitchen And Living Space
- Breakfast Bar Creating A Sociable Dining Space
- Double Bedroom With Sliding Mirrored Fitted Wardrobes
- Dedicated Bedroom Desk Space Ideal For Working From Home
- Convenient Lift Access And Secure Entry System
- Private Balcony With Contemporary Glass Balustrades
- Allocated Sheltered Car Parking Space Within Residents Gated Car Park
- Moments From Old Leigh, The Seafront, Leigh Broadway & Station

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

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Description

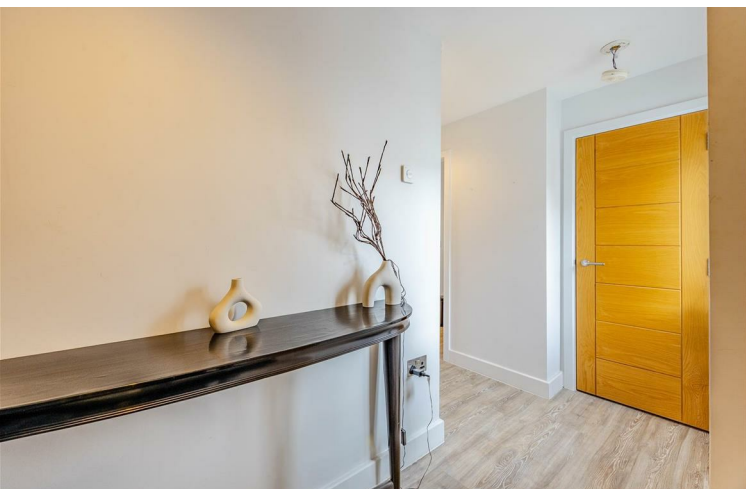
- Guide Price: £425,000 - £450,000 -

Designed to make the most of its coastal outlook, this beautifully arranged apartment centres around a bright open-plan kitchen and living space, where double doors frame south-facing sea views. A contemporary and sociable kitchen with breakfast bar, built in bedroom storage and a dedicated desk area combine modern style with thoughtful everyday practicality.

Set on the second floor of The Victoria, the apartment offers the reassuring convenience of secure entry, lift access and an allocated sheltered parking space within a residents-only gated car park. The balcony, finished with glass balustrades, extends the living space outdoors and creates a wonderful vantage point from which to enjoy the coastal setting.

Bell Sands places coastal Leigh-on-Sea life firmly on the doorstep, with Old Leigh and the independent shops and cafés of Leigh Broadway all close at hand. Leigh-on-Sea station provides c2c connections towards London Fenchurch Street, while Belton Hills Nature Reserve, Leigh Library Gardens and Chalkwell Park offer inviting nearby green escapes.





Measurements

Kitchen/Living Room:

6.18m x 5.12m (20'3" x 16'9")

Bedroom:

3.50m x 4.17m x 2.75m (11'5" x 13'8" x 9'0")

Bathroom:

1.67m x 2.11m (5'5" x 6'11")

Annual Service Charge: £1,934.00

Approximate charges advised by the owner.

Interior

An apartment that immediately draws your eye towards the water. At its heart is a beautifully bright open-plan kitchen and living room, thoughtfully arranged for relaxed everyday living. White cabinetry is paired with a wood-effect worktop, with an integrated oven and hob enhancing the contemporary finish. Extending naturally into a breakfast bar, the worktop creates an inviting place for morning coffee, informal dining or sociable evenings over food and conversation. The living area is filled with natural light, with a set of double doors opening towards the sea and another set of double doors opening onto a balcony area with glass balustrades. The room takes on an airy, coastal quality, allowing the outside atmosphere to become part of the living space. The double bedroom continues the connection with the coast, enjoying its own sea views alongside practical sliding mirrored wardrobes that provide excellent fitted storage without compromising valuable floor space. A fitted desk area makes working from home easy to accommodate. A useful storage cupboard positioned within the hallway provides further space for keeping everyday belongings neatly out of sight.

Exterior

Positioned on the second floor, the apartment features a reassuring collection of practical conveniences. Access to the building is controlled by a secure entry system, while a lift provides straightforward access to each floor. The apartment also benefits from an allocated sheltered parking space situated within a secure, residents-only gated car park – an especially useful advantage in such a desirable and vibrant coastal location.

Location

Occupying an enviable position, this apartment places some of Leigh-on-Sea's most celebrated attractions within easy reach. Historic Old Leigh is within great walking distance, bringing the Thames Estuary, waterfront walks, fishing heritage and the characterful atmosphere of Leigh's old town almost to the doorstep. Days here can move effortlessly from coffee and shopping on Leigh Broadway, known for its independent boutiques, specialist food shops and local retailers, to lunch or drinks beside the water. For commuters, Leigh-on-Sea railway station can be reached within an approximate walk of 15 minutes, and is served by c2c, providing connections towards London Fenchurch Street as well as Southend and other destinations across south Essex. Green space is equally accessible. Belton Hills Nature Reserve, Leigh Library Gardens and the larger Chalkwell Park provide attractive alternatives when a change from the shoreline is desired. Above all, this is a location where the seafront is not simply somewhere to visit – it forms part of everyday life, with the beach, estuary views, Old Leigh and the energy of Leigh Broadway all combining to create one of the area's most compelling coastal lifestyles.

Tenure

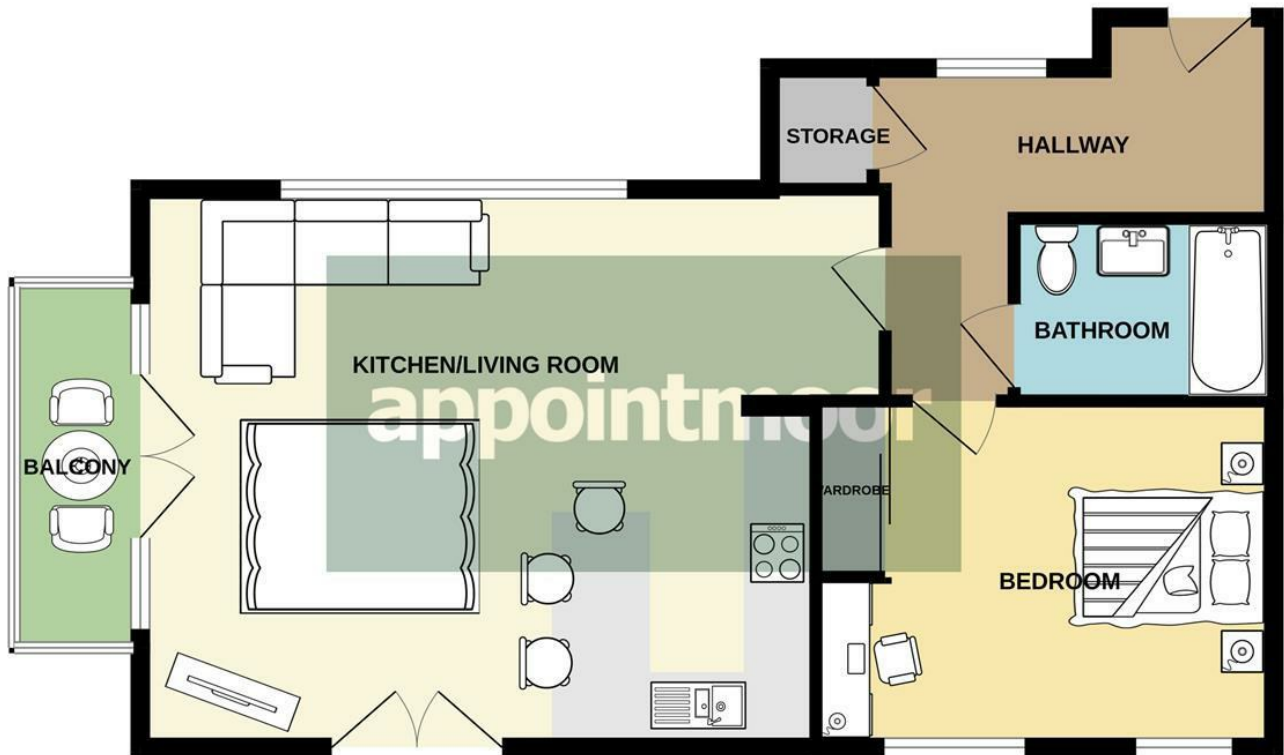
Leasehold

Years Remaining: 190

Annual Ground Rent: £250.00



SECOND FLOOR



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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