

leigh brook mews

Stylish 1 and 2 bedroom apartments set within
a contemporary, gated development all with allocated parking



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An exclusive development of contemporary style apartments with secure parking via remote control gates

Nestled snugly in the delightful seaside town of Leigh-on-Sea, Leigh Brook Mews is a contemporary development fitted-out and decorated to an extremely high specification.

Featuring the latest must-haves as standard, such as solar panels, A-rated appliances, and Sky +HD and BT Infinity ready this is an enviable development for the 21st Century.

A stones throw away from local schools, boutique shops, restaurants and bars, this distinguished development is perfect for those looking for their first step on the housing ladder, or those looking for something new.



Interior shots shown are from previous Sandhurst developments





Leigh and the greater Southend area offers a variety of employment and the growth of the area is highlighted by the exciting expansion of Southend Airport as an international hub with both Easy Jet and Aer Lingus now operating to an expanding number of destinations. Imagine how convenient it will be to go on holiday from Leigh Brook Mews.

When visiting Leigh it is always worth visiting the Old Town Sea Front and the old Cockle Sheds originally served by the fishing fleet. The town also boasts some fine modern restaurants including The Boatyard with its superb views over the estuary. The connection with the sea is never far away, clearly demonstrated by the annual Leigh Regatta.



Interior shots shown are from previous Sandhurst developments





Leigh-on-Sea

- a great place to live, work and relax...

The history of Leigh on Sea dates back many centuries and the timeless quality of the area can still be experienced in the Old Town down by the Sea front where there is still an atmosphere of the old Fishing Village that grew up on the edge of the Thames estuary just before it meets the North Sea.

Leigh on Sea Station provides swift connections to Fenchurch Street Station in the heart of the City of London with a journey time of approximately 50 minutes with connections from West Ham linking to Canary Wharf. This gives the commuter the opportunity to escape the City but still be within reasonable travelling distance.

For those using the roads for travel and business access to the A13 and A127 is easy and these provide good connections to the M25 and motorway network.

Leigh and the Southend area are renowned for their social aspect, with its excellent shopping facilities and great night life. The Palace Theatre and Cliffs Pavillion are within easy access, as the heart of Southend is within 3 miles of Leigh Brook Mews. Leigh itself has an abundance of boutiques, day spas, coffee shops and restaurants to cater to all palates.



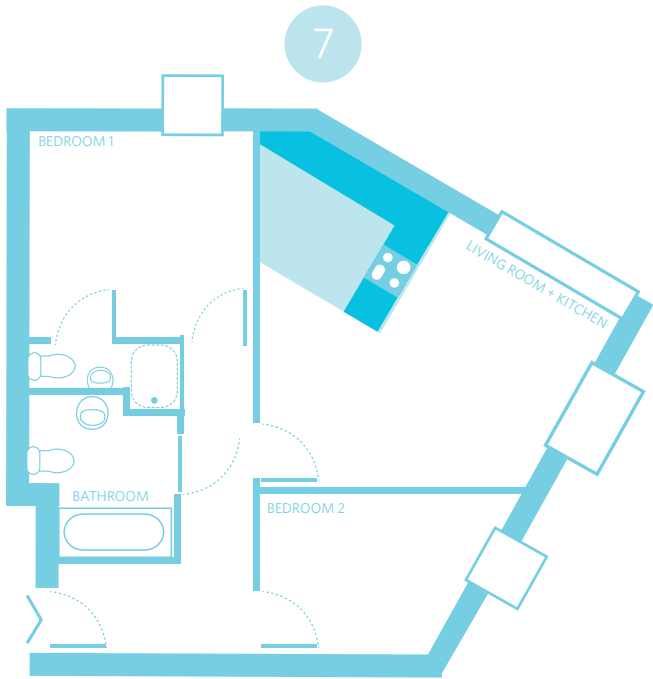
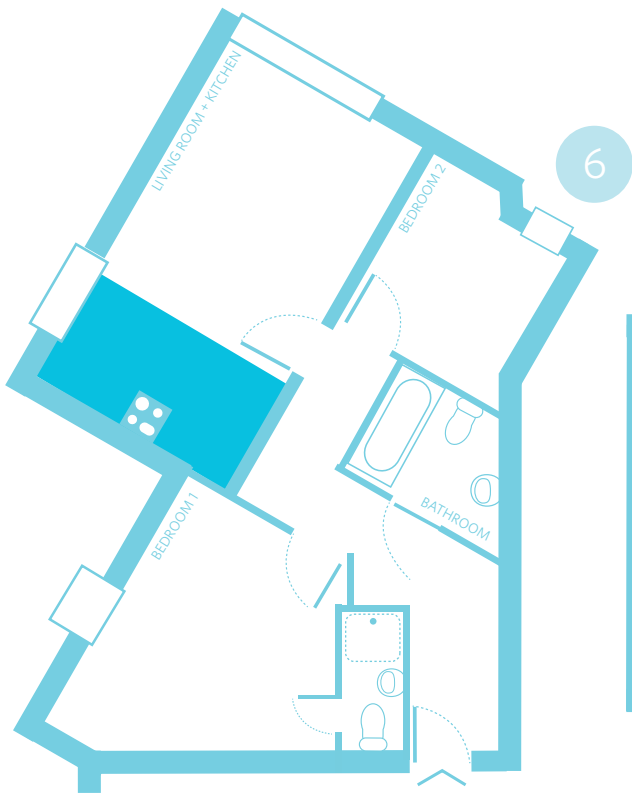
Underwood Court

Ground Floor

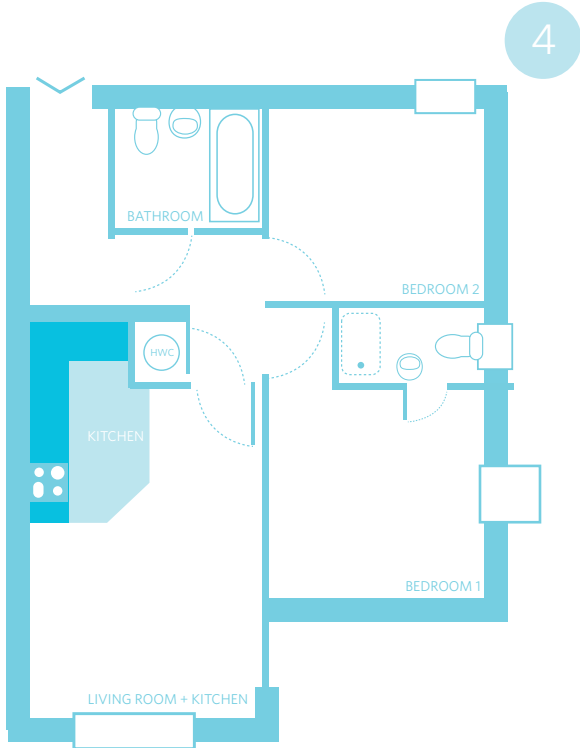
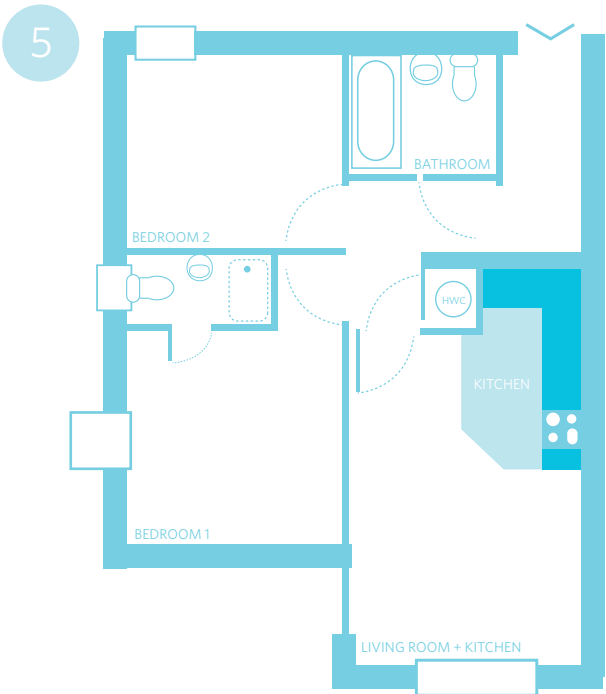


Underwood Court

First Floor

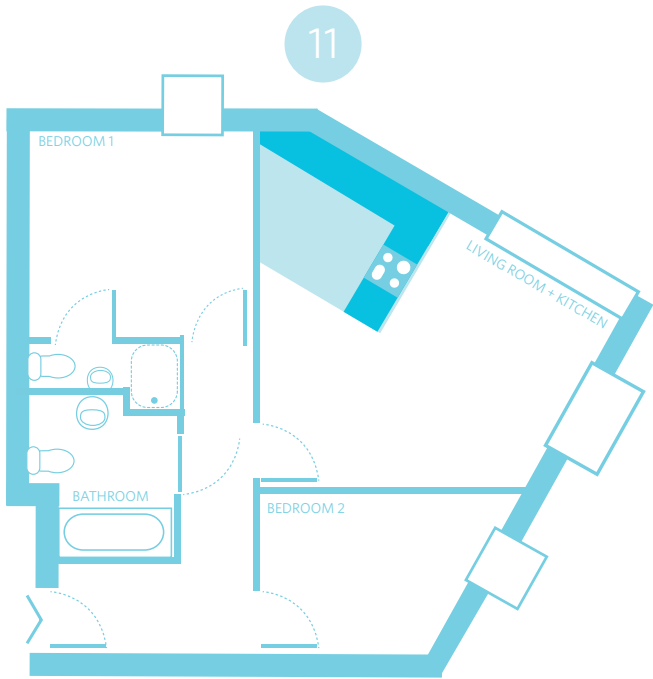
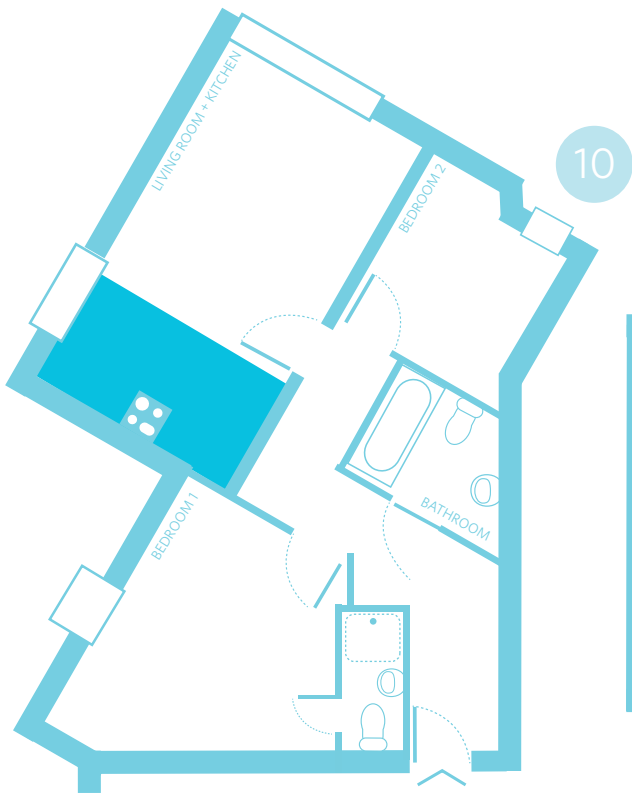


Apartment 4	58.5m²	630ft²
Living room and Kitchen	6.2x3.5m	20x11'
Master bedroom (En suite)	3.3x4.3m (2.3x0.9m)	11x14' (8x3')
2nd Bedroom	3.3x3m	11x10'
Bathroom	2.2x1.8m	7x6'
Apartment 5	58.5m²	630ft²
Living room and Kitchen	5.8x3.5m	19x11'
Master bedroom (En suite)	3.5x4.4m (2.3x0.9m)	11x14' (8x3')
2nd Bedroom	3.3x3m	11x10'
Bathroom	2.2x1.8m	7x6'
Apartment 6	58m²	624ft²
Living room and Kitchen	6x3.5m	20x11'
Master bedroom (En suite)	4.4x4.8m (2.3x0.9m)	14x16 (8x3') (max)
2nd Bedroom	2.5x2.8m	8x9'
Bathroom	2.8x1.8m	9x6'
Apartment 7	56.5m²	608ft²
Living room and Kitchen	5.6x5.4m (max)	18x18' (max)
Master bedroom (En suite)	3.2x3.4m (2.3x0.9m)	10x11 (8x3')
2nd Bedroom	2.4x2.6m (max)	8x9' (max)
Bathroom	2.2x2.4m	7x8'



Underwood Court

Second Floor

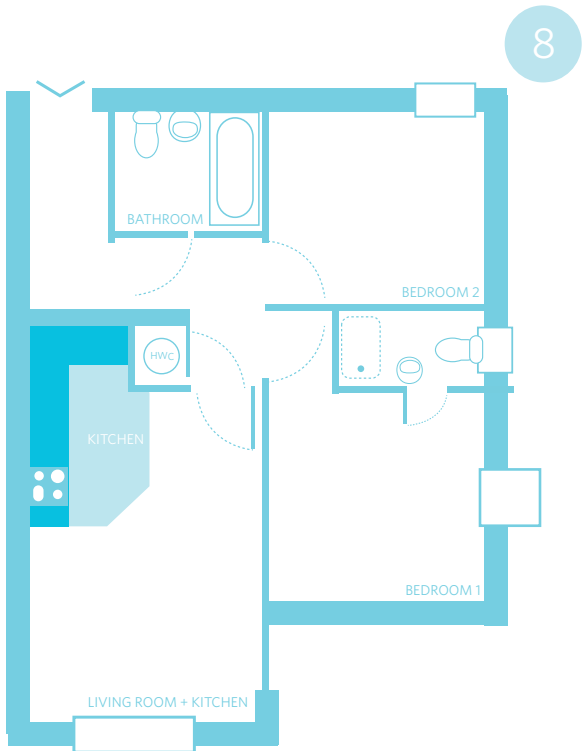
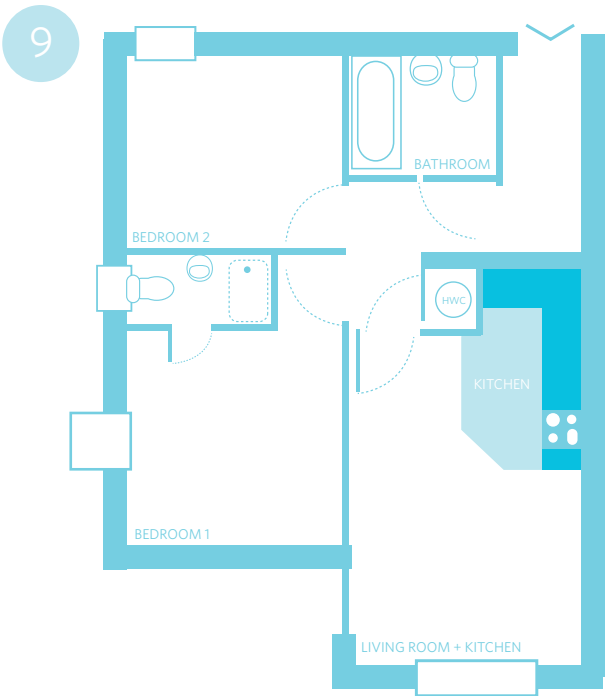


Apartment 8	58.5m²	630ft²
Living room and Kitchen	6.2x3.5m	20x11'
Master bedroom (En suite)	3.3x4.3m (2.3x0.9m)	11x14' (8x3')
2nd Bedroom	3.3x3m	11x10'
Bathroom	2.2x1.8m	7x6'

Apartment 9	58.5m²	630ft²
Living room and Kitchen	5.8x3.5m	19x11'
Master bedroom (En suite)	3.5x4.4m (2.3x0.9m)	11x14' (8x3')
2nd Bedroom	3.3x3m	11x10'
Bathroom	2.2x1.8m	7x6'

Apartment 10	58m²	624ft²
Living room and Kitchen	6x3.5m	20x11'
Master bedroom (En suite)	4.4x4.8m (2.3x0.9m)	14x16 (8x3')
2nd Bedroom	2.5x2.8m	8x9'
Bathroom	2.8x1.8m	9x6'

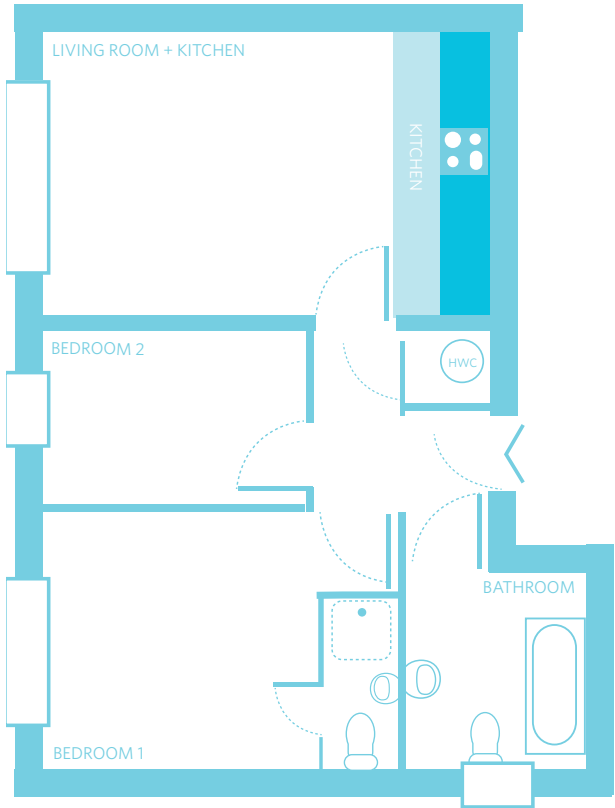
Apartment 11	56.5m²	608ft²
Living room and Kitchen	5.6x5.4m	18x18'
Master bedroom (En suite)	3.2x3.4m (2.3x0.9m)	10x11 (8x3')
2nd Bedroom	2.4x2.6m	8x9'
Bathroom	2.2x2.4m	7x8'



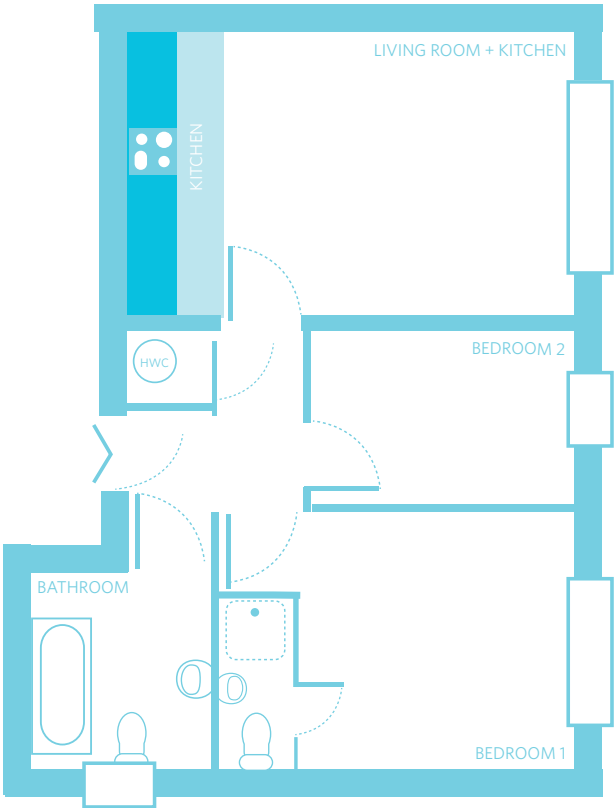
Lillee Court

Ground & First Floor

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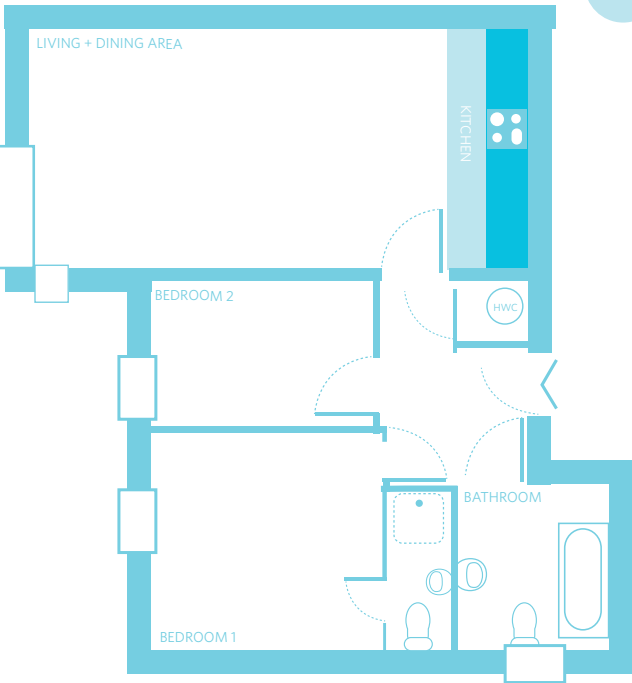
Apartment 12	55m²	592ft²
Living room and Kitchen	5.6x3.6m	18x12'
Master bedroom (En suite)	4.5x3.2m (2.4x0.9)	15x10' (8x3')
2nd Bedroom	2.2x3.3m	7x11'
Bathroom	2.3x2.7m	8x9'

Apartment 13	55m²	592ft²
Living room and Kitchen	5.6x3.6m	18x12'
Master bedroom (En suite)	6.1x3.2m (2.4x0.9m)	20x10' (8x3')
2nd Bedroom	3.3x2.2m	11x7'
Bathroom	2.3x2.7m	8x9'

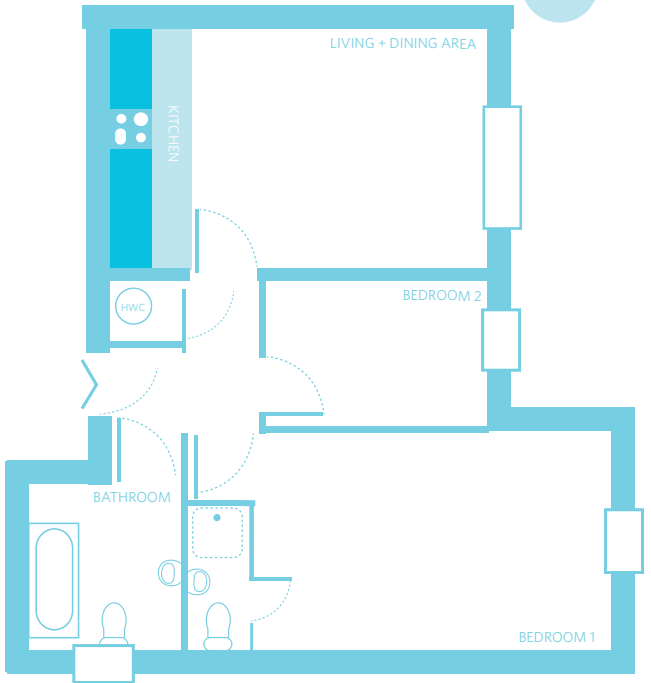
Apartment 14	61.5m²	662ft²
Living room and Kitchen	7.4x3.6m	24x12'
Master bedroom (En suite)	3.5x3.2m (2.4x0.9m)	11x10' (8x3')
2nd Bedroom	2.2x3.3m	7x11'
Bathroom	2.3x2.7m	8x9'

Apartment 15	60.5m²	651ft²
Living room and Kitchen	6.3x3.6m	21x12'
Master bedroom (En suite)	6.1x3.2m (2.4x0.9m)	20x10' (8x3')
2nd Bedroom	3.3x2.2m	11x7'
Bathroom	2.3x2.7m	8x9'

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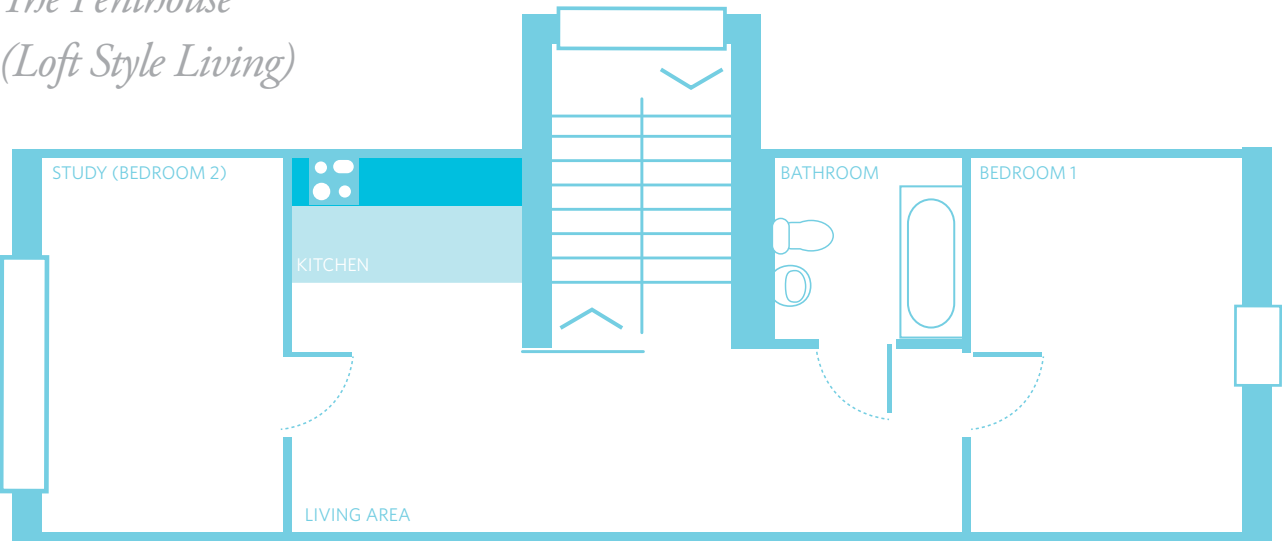
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Lillee Court

The Penthouse

(Loft Style Living)



Apartment 16	60m ²	646ft ²
Living room and Kitchen	8x2.1m & 4.4x2.9m	26x7' & 14x10'
Master bedroom	3.1x4.4m	10x14'
Study (second bedroom)	2.6x4.4m	9x14'
Bathroom	2.5x1.8m	8x6'

Please note: some ceiling reduction to all rooms

KEY FEATURES

The apartments within Leigh Brook Mews are built to a high specification and come with the latest in energy saving and A-rated appliances as standard. Leigh Brook Mews is finished to the highest standard - a fabulous and contemporary development perfectly situated to the area. The following benefits to Leigh Brook Mews are:

- ✓ Triple Glazing – providing enhanced sound and thermal insulation
- ✓ Heat Recovery System helping to reduce energy costs. Plus Solar Panels to further reduce costs. (Supplying common parts)
- ✓ Gas Central Heating via “A” Rated Combi Gas Boiler and Radiators
- ✓ Superb White Gloss Fitted Kitchens incorporating Gas Hob and Electric Oven.
- ✓ Sky+ HD (Subject to Subscription)
- ✓ BT Infinity Broadband Available
- ✓ Laminated Flooring to entrance and communal halls and staircase creating and attractive first impression.
- ✓ Laminated Flooring to Living spaces in Apartments with Carpeting to Bedrooms and tiling to the floors of the wet areas.
- ✓ Exclusive Parking space for every Apartment with remote control Gates for Privacy.

OUR APARTMENTS & THE ENVIRONMENT

“The installation of combi boilers has come at a high price, with offsets such as further insulation, increased efficiency U-Values and other renewable measures.

Existing renewable sources of heating and hot water are proving inefficient and problematic. In response to what we have heard we have done what we must to ensure you have a suitable, easily repairable and reliable source of heating and hot water that over 80% of the UK use everyday . Above this we have taken measures by investing in existing proven sustainable technology in your homes to help reduce future climate change.

At Sandhurst we strive to reduce your cost of living while also providing sustainable properties that surpass your expectations.”





Site Sales Information Office open 10am to 5pm Thursday to Monday inclusive, on Tuesdays and Wednesdays please contact Porter Glenny on 01708 725000.

HOW TO RESERVE YOUR NEW APARTMENT

To reserve your new property we will require a £1,000 reservation deposit paid subject to contract which is non refundable should you for any reason decide to withdraw from negotiations or exceed your exchange deadline. At the time of reservation we will require details of solicitors who will be acting on your behalf so that we can arrange to furnish them with details of your purchase immediately. In addition, we will require details of how you propose to finance your purchase. In accepting your reservation it should be understood that Sandhurst New Homes will require contracts to be exchanged within a maximum of 4 weeks from the date of reservation. If contracts are not exchanged within this period and depending on how advanced matters are, then Sandhurst New Homes reserve the right to re-offer the property for sale. It is therefore in your interest to ensure that the selling agents Porter Glenny are informed as to the progress of your purchase.

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