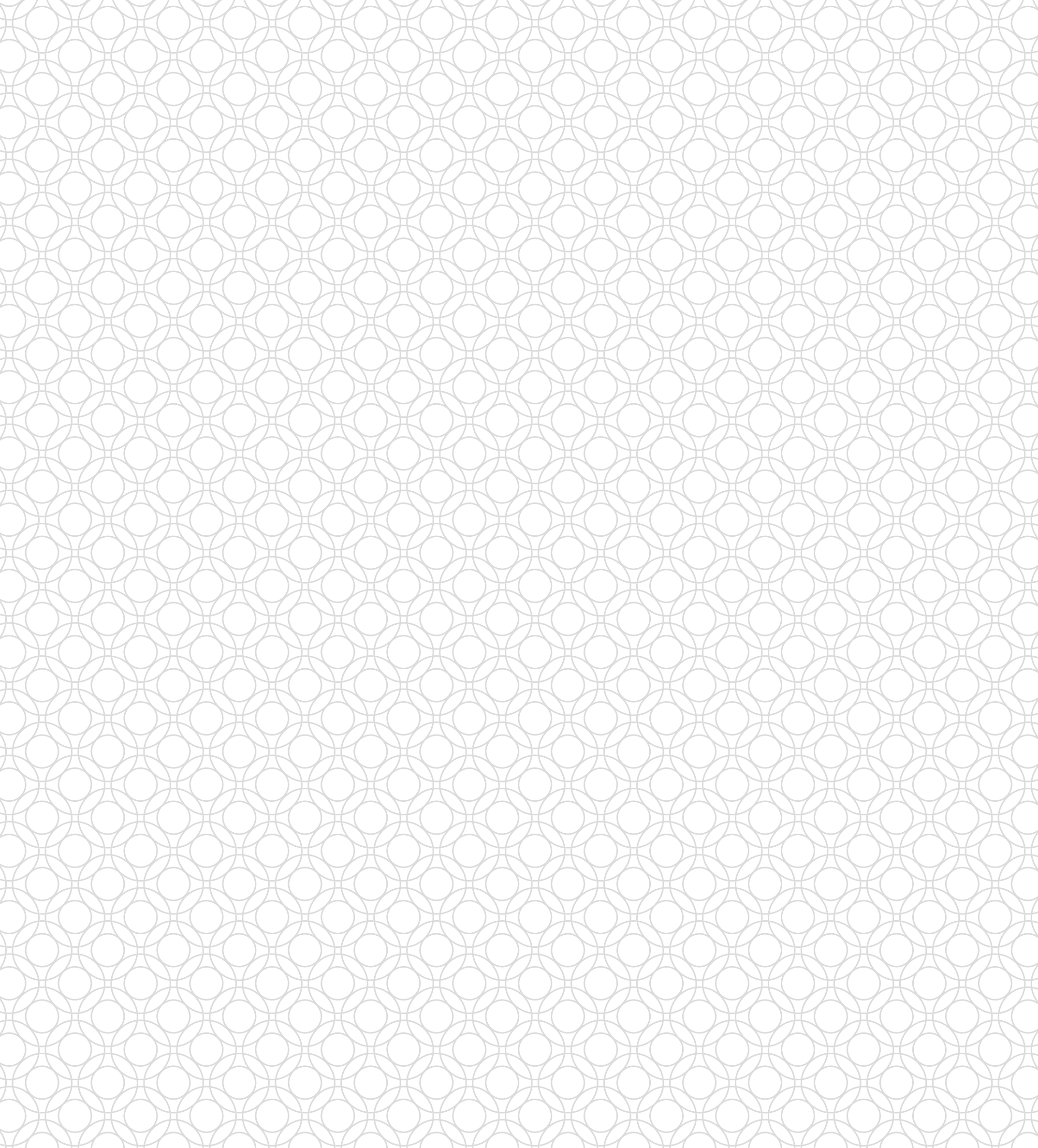


ACE

THE BROADWAY

A Premium Collection of 15 Luxury Apartments in the heart of Leigh-on -Sea





ACE

THE BROADWAY

Ace The Broadway is Leigh-on-Sea's
newest residential and commercial
centrepiece.

Sublime in design, superb in quality, luxurious in living,

Welcome to Ace The Broadway

What3words
///parks.dash.frost

Elegant living perfectly placed in the charming coastal town of Leigh-on-Sea, with its outstanding views across the Thames Estuary.



ACE
THE BROADWAY

THRIVING NEW
Neighbourhood

This luxury development puts you in the heart of the town, offering you a lively and eclectic lifestyle.



LIVE IN
ESSEX'S MOST
well positioned
LOCATION

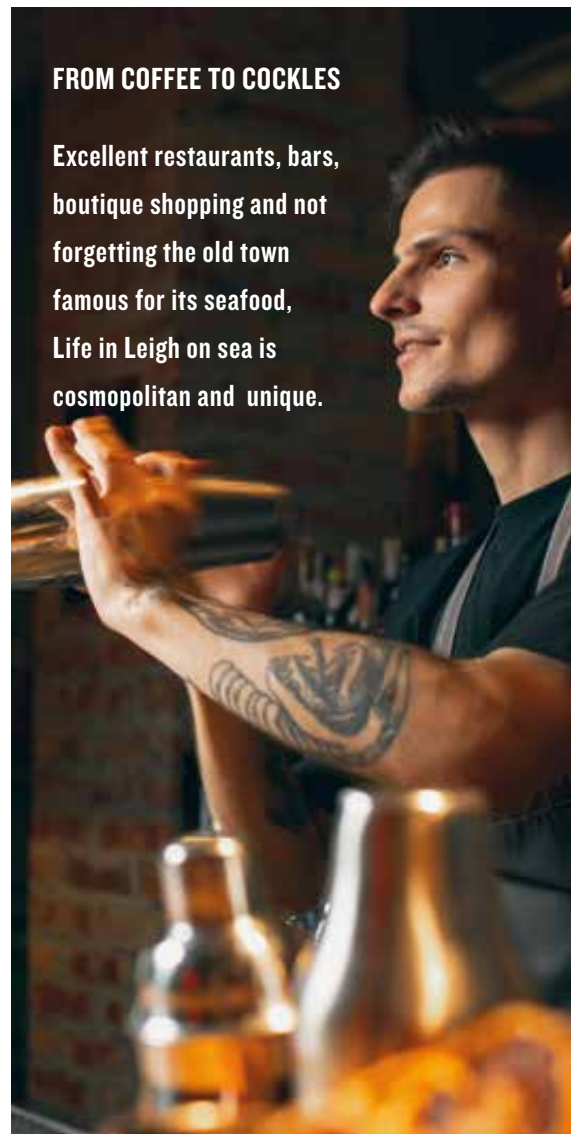
LOCAL
Leigh-on-Sea



Ace The Broadway puts you right within the heart of the town's lively and eclectic lifestyle. With excellent restaurants, bars, boutique shopping and world-renowned seafood, life in Leigh is unique, yet you are only 45minutes from Central London.

ZEST AND *effervescence*

FROM AROMATIC NOODLES
TO VITAMIN-ENCASED SMOOTHIES



FROM COFFEE TO COCKLES

Excellent restaurants, bars,
boutique shopping and not
forgetting the old town
famous for its seafood,
Life in Leigh on sea is
cosmopolitan and unique.



REFINED
recreation
FROM LOWERING THE ANCHOR
TO REFRESHING DIPS

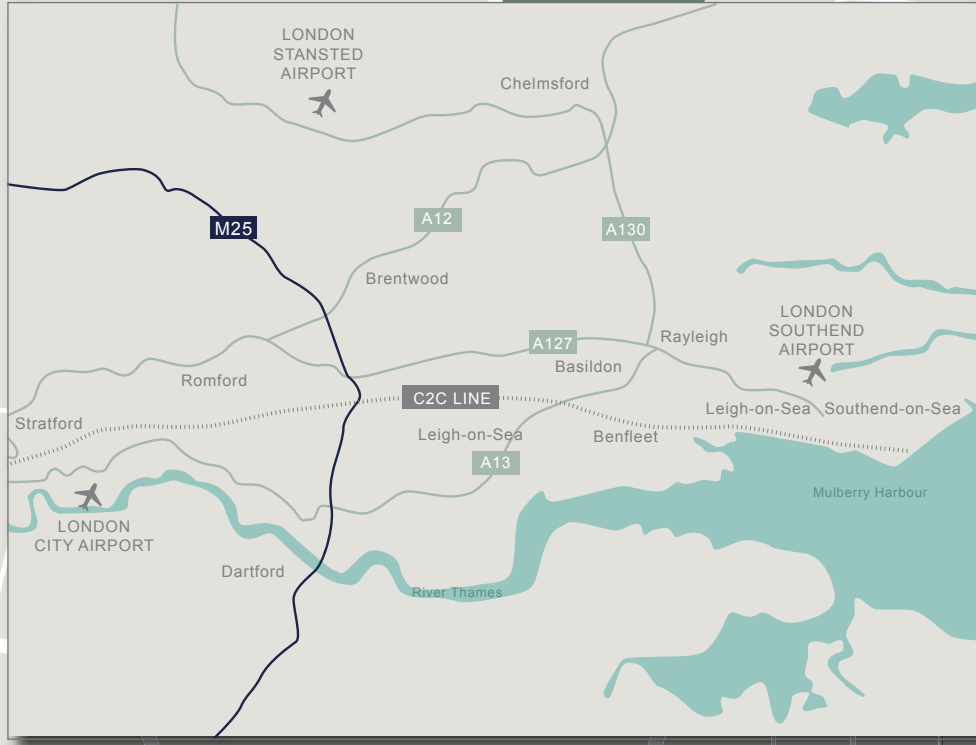


REFINED
Lifestyle



DIPPING YOUR TOE IN THE WATER

Within a stone's throw from the coast, its renowned seafood and beaches, Leigh on Sea has so much to offer.
You really can enjoy the best of worlds at Ace The Broadway.



ACE
THE BROADWAY

LIVE FOR
The Day

Ace The Broadway puts you right in the heart of vibrant Leigh On Sea Offering you everything on your doorstep.

- National Convenience stores
- Independent Gyms
- Health Food Shop
- Chemists
- Bakers
- Butchers
- Privately owned boutiques
- Restaurants
- Bars
- Famous seafood in the old town

It's all just a gentle stroll from your front door what better place to live

STAY

Connected

TRAVEL TIMES FROM LEIGH-ON-SEA STATION



SOUTHEND



UPMINSTER



LONDON FENCHURCH STREET



WALKING

Leigh-on-Sea Station
10 mins

Chalkwell Station
10 mins

Old Leigh - Cockle Sheds
10 mins

Chalkwell Beach
10 mins

Leigh on Sea Beach
5 mins



DRIVING

A13 London Road
0.5 miles

A127 - Southend
2 miles

M25
22 miles

Central London
40 miles



AIRPORTS

Southend Airport
10 mins

London City Airport
60 mins

London Stansted Airport
60 mins

London Gatwick Airport
75 mins

London Heathrow Airport
90 mins



Designed for the professional or downsizer in mind, Ace The Broadway is just a short stroll to Leigh on Sea station.

C2C rail services run regularly into London Fenchurch Street, giving easy access to the heart of the city in 45 minutes.

HIGHLY SPECIFIED
Apartments

THE PINNACLE OF LUXURY LIVING
Designed and constructed for its residents.
Sublime in design, superb in quality, luxurious in living and enviable coastal panorama



FRONT ELEVATION - THE BROADWAY

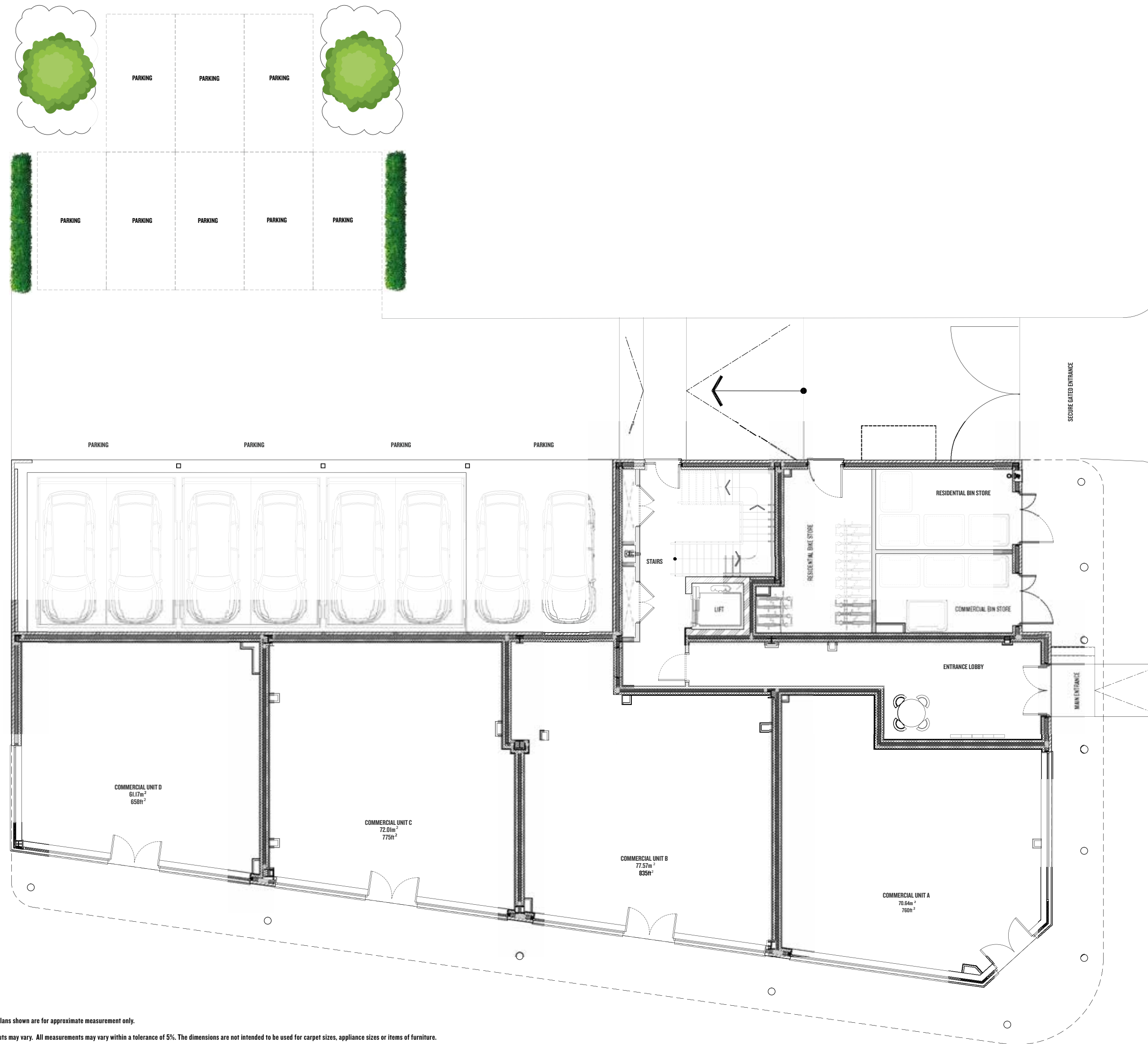


SIDE ELEVATION - GRAND DRIVE

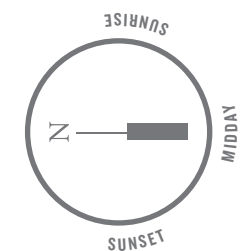
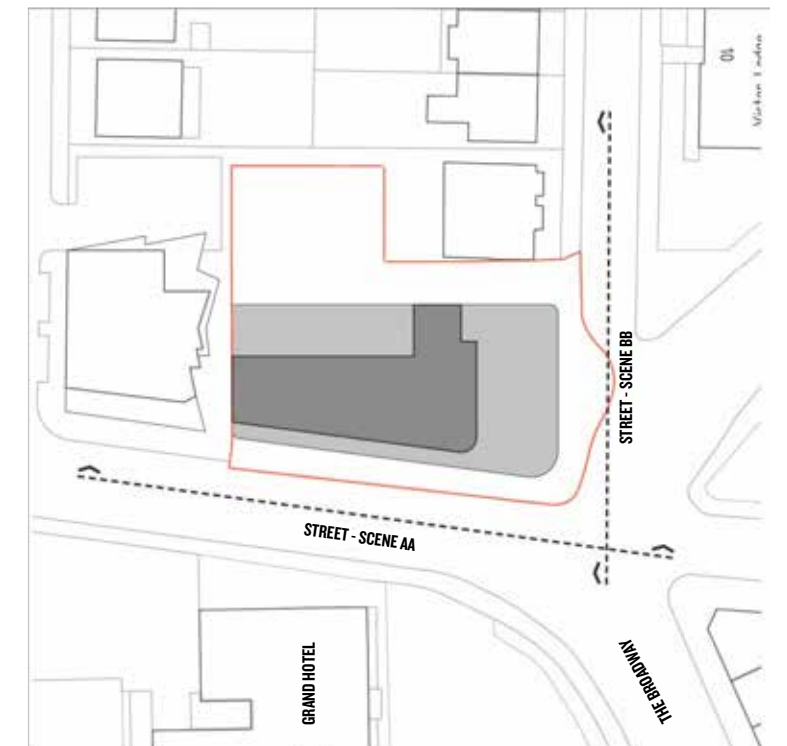
LEVEL 01 - 03

Floor plans

Ground Floor



- SECURE GATED ENTRANCE
- SECURE ENTRANCE LOBBY
- RESIDENTIAL BIKE STORE
- PARKING
- LIFT
- RESIDENTIAL BIN STORE
- VISITOR PARKING



The floor plans shown are for approximate measurement only.

Exact layouts may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

LEVEL I Apartments 1-6



APARTMENT 1	Total Area 833 Sq. Ft
KITCHEN / LIVING / DINING	16 ft X 25 ft
BEDROOM 1	9 ft X 13.5 ft
EN SUITE	5 ft X 7 ft
BEDROOM 2	8.5 ft X 15 ft
BATHROOM	7 ft X 7 ft
BALCONY	7 ft X 4 ft

APARTMENT 2	Total Area 735 Sq. Ft
KITCHEN / LIVING / DINING	15 ft X 23 ft
BEDROOM 1	8.5 ft X 12 ft
EN SUITE	5 ft X 7 ft
BEDROOM 2	8.5 ft X 15 ft
BATHROOM	7 ft X 7 ft
BALCONY	7 ft X 4 ft

APARTMENT 3	Total Area 846 Sq. Ft
KITCHEN / LIVING / DINING	16 ft X 26 ft
BEDROOM 1	8.8 ft X 14.7 ft
EN SUITE	5 ft X 7 ft
BEDROOM 2	8.5 ft X 14.7 ft
BATHROOM	7 ft X 7 ft
BALCONY	7 ft X 4 ft

APARTMENT 4	Total Area 646 Sq. Ft
KITCHEN / LIVING / DINING	15 ft X 20 ft
BEDROOM	18 ft X 4.5 ft
BATHROOM	7.2 ft X 6.5 ft
BALCONY	7 ft X 7 ft

APARTMENT 5	Total Area 604 Sq. Ft
KITCHEN / LIVING / DINING	22 ft X 12.2 ft
BEDROOM	15 ft X 9.8 ft
BATHROOM	7.5 ft X 8.5 ft
BALCONY	9.5 ft X 5.2 ft

APARTMENT 6	Total Area 627 Sq. Ft
KITCHEN / LIVING / DINING	23 ft X 19 ft
BEDROOM	14 ft X 12.1 ft
BATHROOM	6 ft X 6.8 ft
BALCONY	10.5 ft X 5.2 ft

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LEVEL 2

Apartments 7-12



APARTMENT 7	Total Area 833 Sq. Ft
KITCHEN / LIVING / DINING	16 ft X 25 ft
BEDROOM 1	9 ft X 13.5 ft
EN SUITE	5 ft X 7 ft
BEDROOM 2	8.5 ft X 15 ft
BATHROOM	7 ft X 7 ft
BALCONY	7 ft X 4 ft

APARTMENT 8	Total Area 735 Sq. Ft
KITCHEN / LIVING / DINING	15 ft X 23 ft
BEDROOM 1	8.5 ft X 12 ft
EN SUITE	5 ft X 7 ft
BEDROOM 2	8.5 ft X 15 ft
BATHROOM	7 ft X 7 ft
BALCONY	7 ft X 4 ft

APARTMENT 9	Total Area 846 Sq. Ft
KITCHEN / LIVING / DINING	16 ft X 26 ft
BEDROOM 1	8.8 ft X 14.7 ft
EN SUITE	5 ft X 7 ft
BEDROOM 2	8.5 ft X 14.7 ft
BATHROOM	7 ft X 7 ft
BALCONY	7 ft X 4 ft

APARTMENT 10	Total Area 646 Sq Ft
KITCHEN / LIVING / DINING	15 ft X 20 ft
BEDROOM	18 ft X 14.5 ft
BATHROOM	7.2 ft X 6.5 ft
BALCONY	7 ft X 7 ft

APARTMENT 11	Total Area 604 Sq. Ft
KITCHEN / LIVING / DINING	22 ft X 12.2 ft
BEDROOM	15 ft X 9.8 ft
BATHROOM	7.5 ft X 8.5 ft
BALCONY	9.5 ft X 5.2 ft

APARTMENT 12	Total Area 627 Sq. Ft
KITCHEN / LIVING / DINING	23 ft X 19 ft
BEDROOM	14 ft X 12.1 ft
BATHROOM	6 ft X 6.8 ft
BALCONY	10.5 ft X 5.2 ft

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LEVEL 3

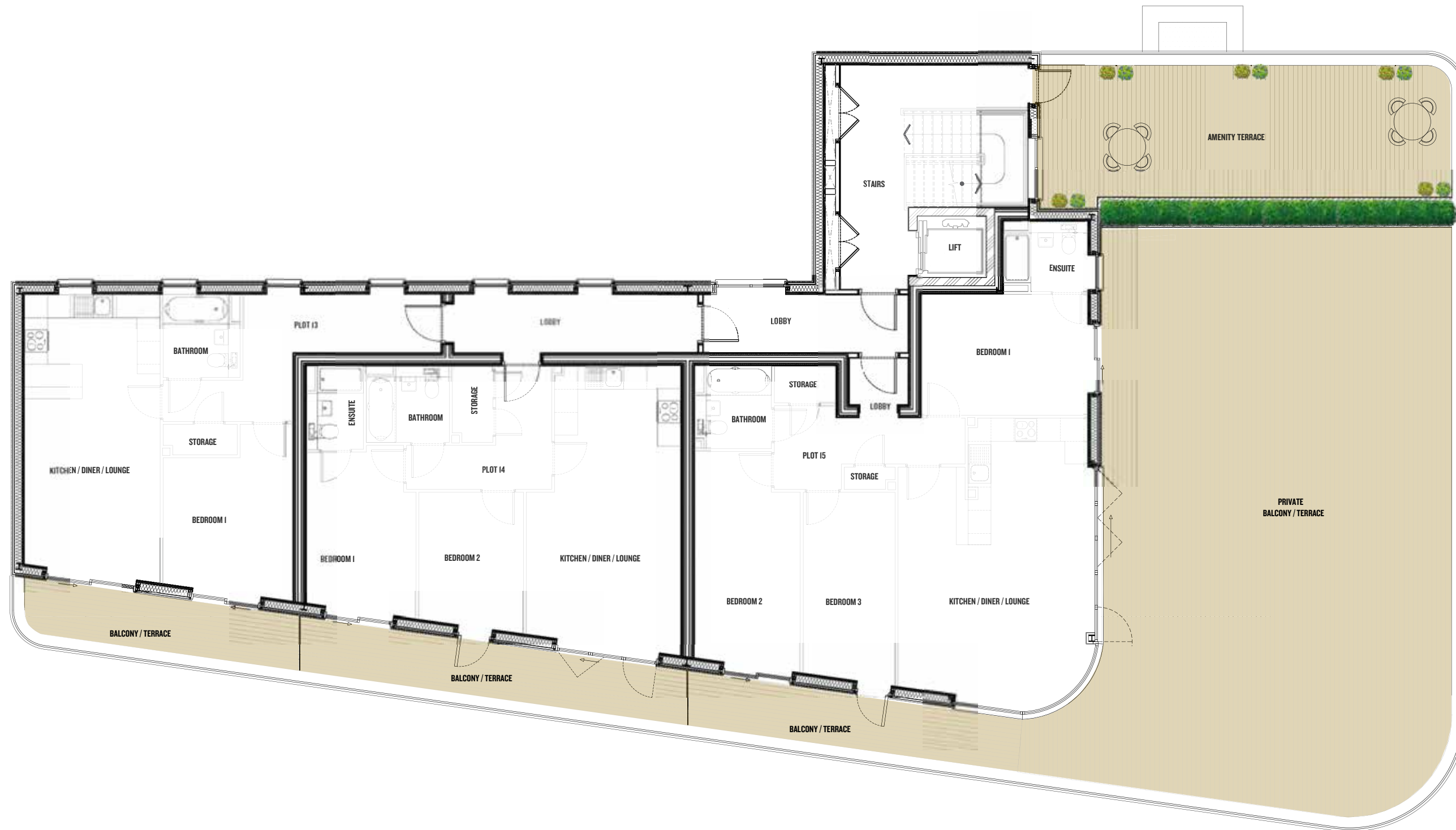
Apartments 13-15

ACE
THE BROADWAY

APARTMENT 13	Total Area 624 Sq. Ft
KITCHEN / LIVING / DINING	11.5 ft X 22.5 ft
BEDROOM	11.2 ft X 13.8 ft
BATHROOM	6.5 ft X 6.5 ft
BALCONY	22 ft X 4.6 ft

APARTMENT 14	Total Area 718 Sq. Ft
KITCHEN / LIVING / DINING	11.5 ft X 22 ft
BEDROOM 1	8.8 ft X 9.8 ft
EN SUITE	3.9 ft X 6.8 ft
BEDROOM 2	8.5 ft X 11.1 ft
BATHROOM	7.2 ft X 6.6 ft
BALCONY	32 ft X 4.6 ft

APARTMENT 15	Total Area 1001 Sq. Ft
KITCHEN / LIVING / DINING	16.5 ft X 23 ft
BEDROOM 1	14.4 ft X 10.1 ft
EN SUITE	7.5 ft X 6 ft
BEDROOM 2	8.8 ft X 17 ft
BEDROOM 3	7.5 ft X 15.4 ft
BATHROOM	6.5 ft X 6.8 ft
BALCONY	30 ft X 47 ft



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ITS ALL IN THE Detail

SPECIFICATIONS

ONLY THE VERY BEST

A desirable postcode needs interiors to match, and that's precisely what's on offer at Ace The Broadway.
Architectural design, expert craftsmanship and luxurious interior specifications.



BEAUTIFULLY APPOINTED INTERIORS

Luxury fully-fitted kitchens by Moylans, including cooker with hob and microwave oven, fridge/freezer, dishwasher and washer/dryer.



Kitchen area fully tiled floor.



Composite granite counter with LED lighting in the kitchen.



Resign sink and drainer with a chrome tap in the kitchen.



Luxury fully-fitted bathrooms, including bath and shower system. High quality wall hung sink basin units and toilets. With the highest-quality fixtures and fittings throughout.



Tiled modern bathrooms.



Modern high-quality internal doors with contemporary door furniture.



Elegant skirtings and architraves with white satin painted finish throughout.



TV and Sky satellite points in living room, bedrooms and kitchen, and BT points in living room.



Chrome switches and plug sockets throughout.



Modern dimmable LED down lighting throughout.



Bathrooms to include Icon timer fan with polished chrome fan isolator switch and chrome shaver socket.



Smoke alarms in hallways and kitchen.



LUXURY AMENITIES

Lifts to all floors.



Small pets allowed.



Visting Parking Bays.



Private enclose bike store.



Private enclosed bin store.



FULL PLUMBING SPECIFICATION, INCLUDING

A-rated boilers fitted, giving homeowners optimum heating efficiency.



Gas-fired underfloor heating throughout.



Towel rails will be chrome straight ladder rails with matching values in bathrooms.



STRIKING CONTEMPORARY EXTERIORS

Exterior elevations designed to maximise the surrounding areas. Communal gardens fully finished with bark mulched beds and planted shrubs, and exterior lighting luxury communal roof gardens.



PARKING

Apartments all come with allocated parking.



SECURITY

Video / audio intercom system and CCTV for each apartment for entry.



Secure Gated Carpark.



WARRANTY

Apartments come with a 10-year build warranty from ICW.





Our aim is to create great places where people want to live, work and relax.

Delivering highly desirable new homes that are supported by a first-class customer service.

Floor plans are intended to give a general indication of the proposed floor plan layout only,

apartment layouts provide approximate measurements only.

Kitchen and bathroom layouts are indicative only and are subject to change.

Furniture and landscaping is shown for illustrative purposes only.

All images and dimensions are not intended to form part of any contract or warranty.

All images are used for illustrative purposes only.

Photography of views are indicative only.

**What's more, we promise to treat you as an individual,
providing reassurance that your purchase is in the safest of hands.**

From start to finish, we care.

ACE
THE BROADWAY



DEVELOPMENTS

**Ace The Broadway is a brought to you by SJT Developments.
To find out more about us and to view some of our other developments,
please visit us at:
www.sjtdevelopments.com**



PURELY
PROPERTY GROUP

**To register your interest
or find out more about Ace The Broadway,
please contact us at:
t: 01245 967007 e: info@purelypropertygroup.co.uk**

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Individual features such as windows, brick and other materials' colours may vary as may heating and electrical layouts.

Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, details regarding local amenities and their proximity to the development should be considered as general guidance only. Journey times are as stated by tfl.gov.uk. SJT Developments operates a policy of continuous improvement and as such, specifications, layouts and elevational treatments may vary from time to time. The information in this brochure is for guidance only and does not constitute a contract, part of a contract or a warranty.

**Designed and produced by Charleystewart Limited, September 2023.
www.charleystewart.com**

