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For further information or to arrange an appointment please contact  
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170 The Broadway Thorpe Bay Essex SS1 3ES

# THE TIDE

27 stunning one and two bedroom apartments  
in the heart of Southend-on-Sea.



Backed by  
HM Government

Development by







Centrally located within walking distance of local restaurants, bars, shops and with great transport links to London and beyond.

A stunning new development of one and two bedroom apartments in the heart of Southend-on-Sea.

Overlooking the Southend skyline, with views towards the Thames estuary and Kent coastline, these modern apartments offer impressive living spaces.

As well as lift access to every floor, electronic gated parking and secure cycle store, all apartments benefit from stylish interiors, contemporary kitchens and lavish bathrooms with high-quality fixtures and fittings.

A short 10-minute drive to London Southend Airport and within walking distance of Southend Central and Southend Victoria railway stations, The Tide is perfectly located, with London only a 56 minute train ride away.



Fully-fitted contemporary kitchens with the latest appliances and space for entertaining.



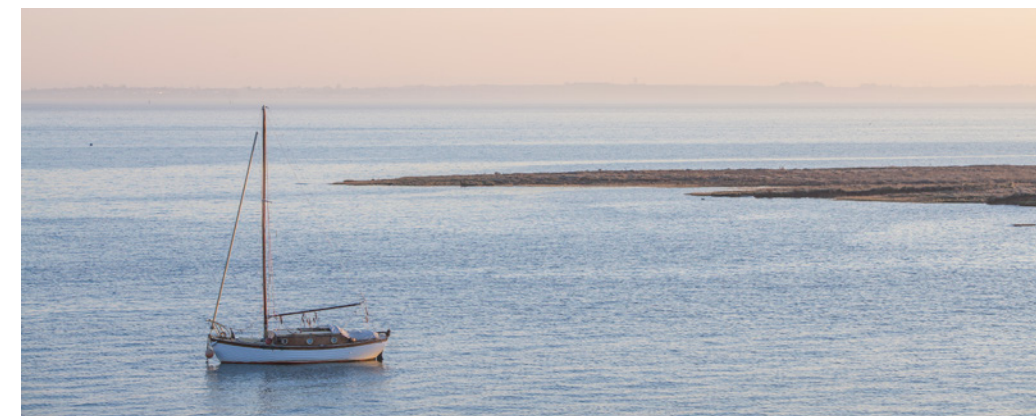
Contemporary living with everything  
on your doorstep.

With lively bars and restaurants, high-street shopping, boutiques and galleries. You are also only a 10 minute walk from the world famous Southend Pier and promenade. Southend-on-Sea is the perfect place to shop, unwind or take advantage of the numerous entertainment venues.

Benefiting from excellent grammar schools, parks and golf courses, along with fantastic transport links and an international airport, The Tide apartments couldn't be better placed to call home.



Relaxing days by the sea are just a short stroll away.

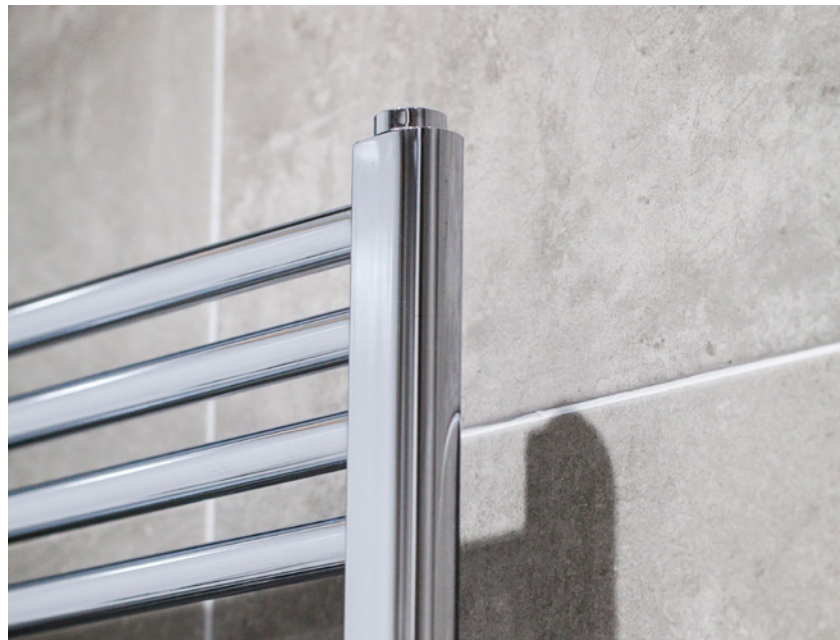






Large windows flood each apartment with natural light to create relaxing living spaces for the whole family to enjoy.





## Fixtures & Fittings.

Light, spacious and built to a high specification, large windows fill open-plan interiors with natural daylight to enhance your lifestyle and well-being.



### GENERAL

- 10 year premier guarantee
- High quality windows and patio doors
- Luxury private lift to all communal areas
- Smoke detectors
- Electronic gated parking
- Secure cycle store
- Individual programmable electric heating

### BEDROOMS

- Luxury floor finishes

### BATHROOM / EN SUITE / SHOWER

- Contemporary baths and showers
- Integrated chrome heated towel rails

### AUDIO / VISUAL

- Central satellite systems
- Telephone and high speed fibre broadband connection (subject to subscription)
- Sky HD and Virgin Media ready

### KITCHENS

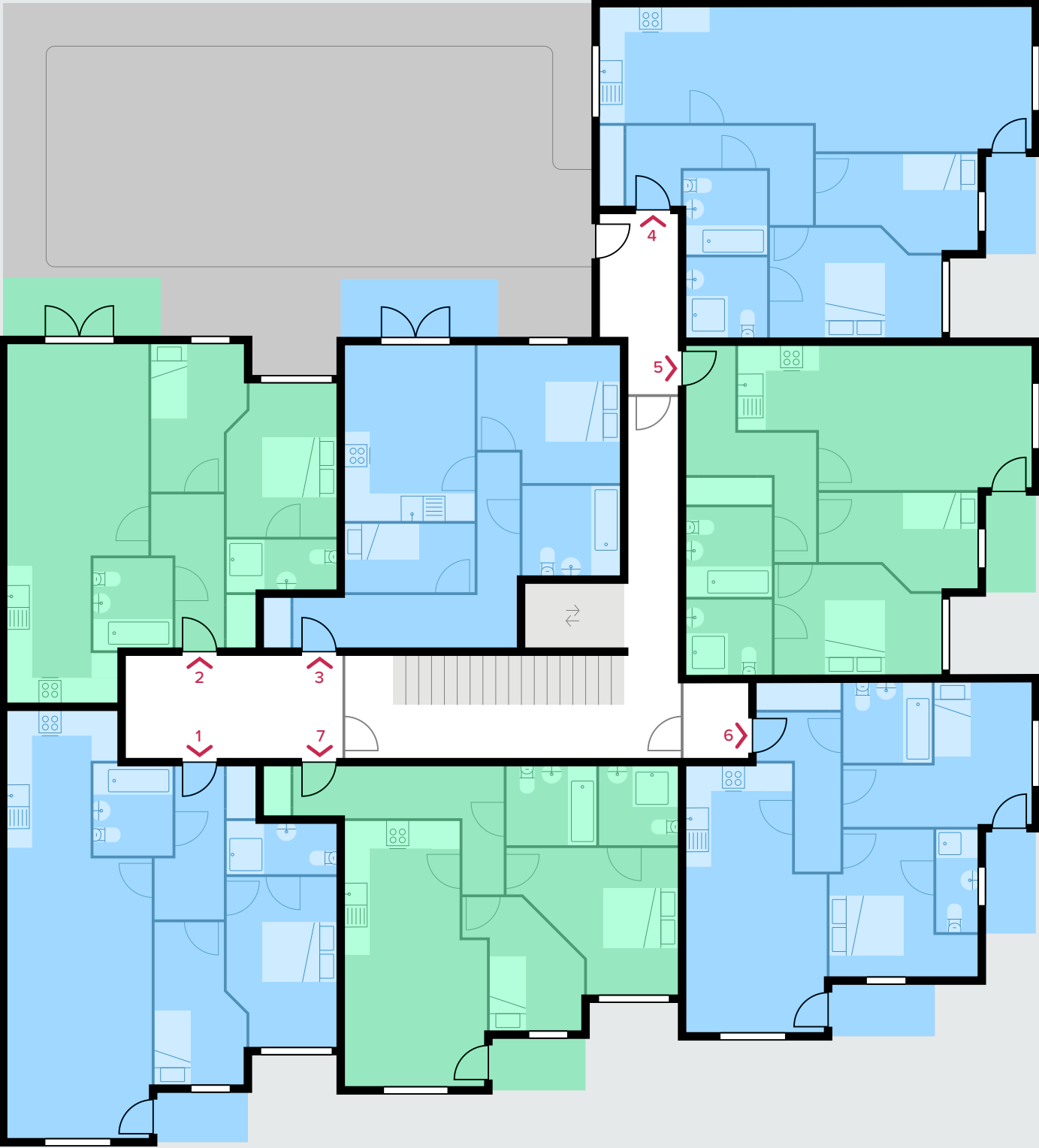
- Contemporary Symphony kitchens
- Blanco sink & taps
- High quality concrete style work tops
- Integrated architectural lighting
- Zanussi integrated oven and hob
- Free standing fridge freezer
- Free standing dishwasher
- Free standing washer dryer
- Integrated extractor

### TERRACES / OUTSIDE SPACES

- Most balconies have glass detailing
- External feature lighting on each balcony
- Communal roof terrace and gardens with planters and raised beds



Note: Specifications may vary to those illustrated.



LONDON ROAD

First Floor

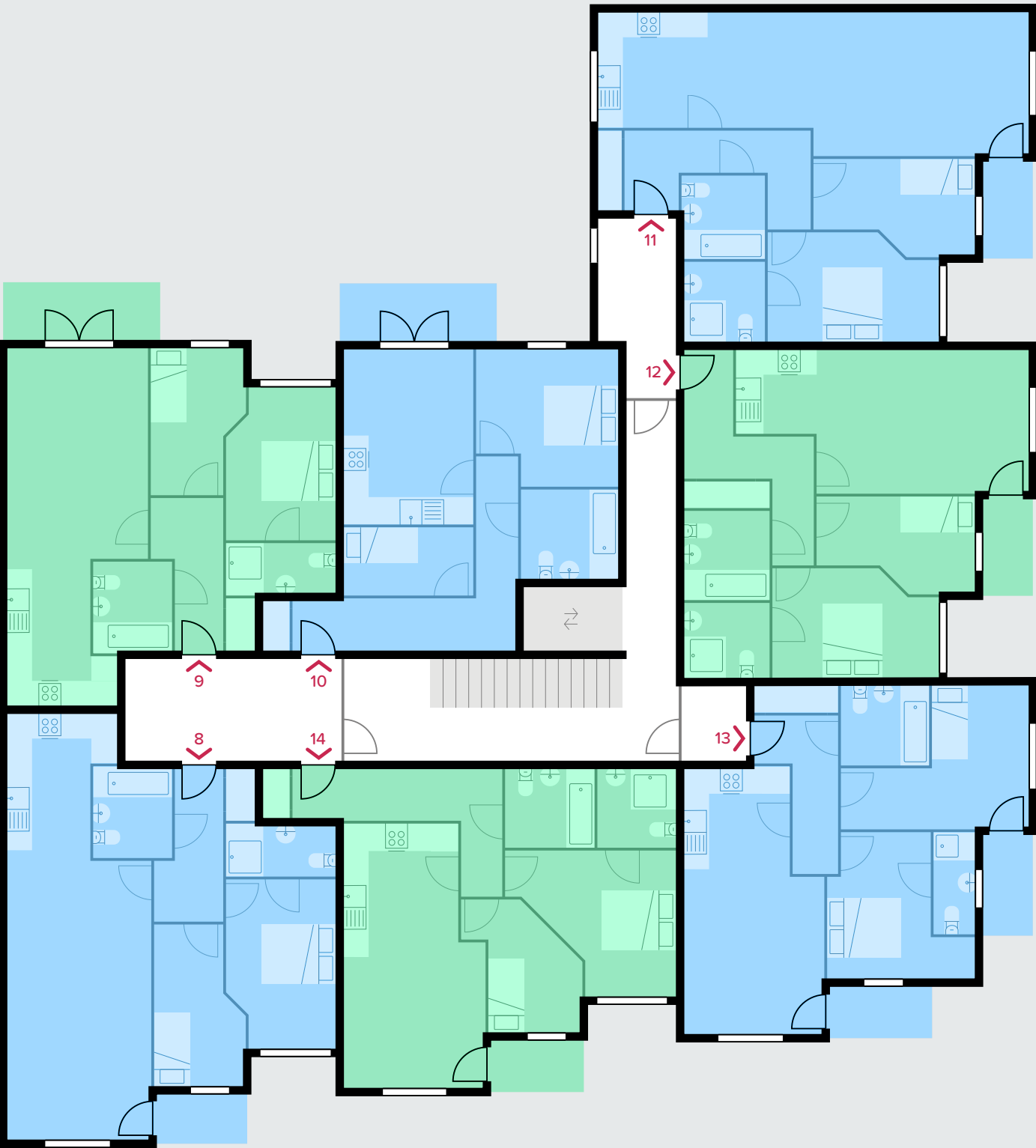
APARTMENT 1	68m <sup>2</sup> / 732ft <sup>2</sup>	APARTMENT 2	60m <sup>2</sup> / 646ft <sup>2</sup>
LOUNGE	23 x 11'4	LOUNGE	17'2 x 11'5
KITCHEN	12'2 x 6'6 - 8'6	KITCHEN	12'1 x 6'9 - 8'6
BEDROOM 1	14'5 x 9'1	BEDROOM 1	12'6 x 8'9
ENSUITE	8'8 x 3'3	ENSUITE	8'9 x 4'2
BEDROOM 2	13'5 x 7'9	BEDROOM 2	11'9 x 6' - 7'9
BATHROOM	7'2 x 6'3	BATHROOM	7'1 X 6'4

APARTMENT 3	48m <sup>2</sup> / 517ft <sup>2</sup>	APARTMENT 4	71m <sup>2</sup> / 764ft <sup>2</sup>
KITCHEN / LOUNGE	14'5 x 10'6	KITCHEN / LOUNGE	35'5 x 9'1 - 11'4
BEDROOM 1	11'3 x 8'5 - 11'6	BEDROOM 1	14'4 x 8'9
STUDY	10'5 x 5'8	ENSUITE	6'5 x 6'3
BATHROOM	7'1 x 6'8	BEDROOM 2	13'2 x 6' - 8'
		BATHROOM	6'7 x 6'4

APARTMENT 5	61m <sup>2</sup> / 657ft <sup>2</sup>	APARTMENT 6	58m <sup>2</sup> / 624ft <sup>2</sup>
KITCHEN	6'7 x 6'8	KITCHEN / LOUNGE	21'8 x 8'9 - 11'5
LOUNGE	17'3 x 11'4	BEDROOM 1	12'2 x 8'8 - 12'4
BEDROOM 1	13'5 x 8'9	ENSUITE	8'5 x 2'9
ENSUITE	6'9 x 6'1	BEDROOM 2 (L-shaped)	15'2 x 4'6 - 11'3
BEDROOM 2	12'9 x 5'10 - 7'9	BATHROOM	7'1 x 6'4
BATHROOM	7'3 x 7'		

APARTMENT 7	58m <sup>2</sup> / 624ft <sup>2</sup>
KITCHEN / LOUNGE	21'9 x 9'3 - 11'6
BEDROOM 1	13'4 x 11'10
ENSUITE	5'10 x 6'4
BEDROOM 2	10'5 x 7'8
BATHROOM	6'10 x 6'3

Floor plans should be used as a general outline for guidance only and do not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquires and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let. Floor Plans only for illustration purposes only not to scale.



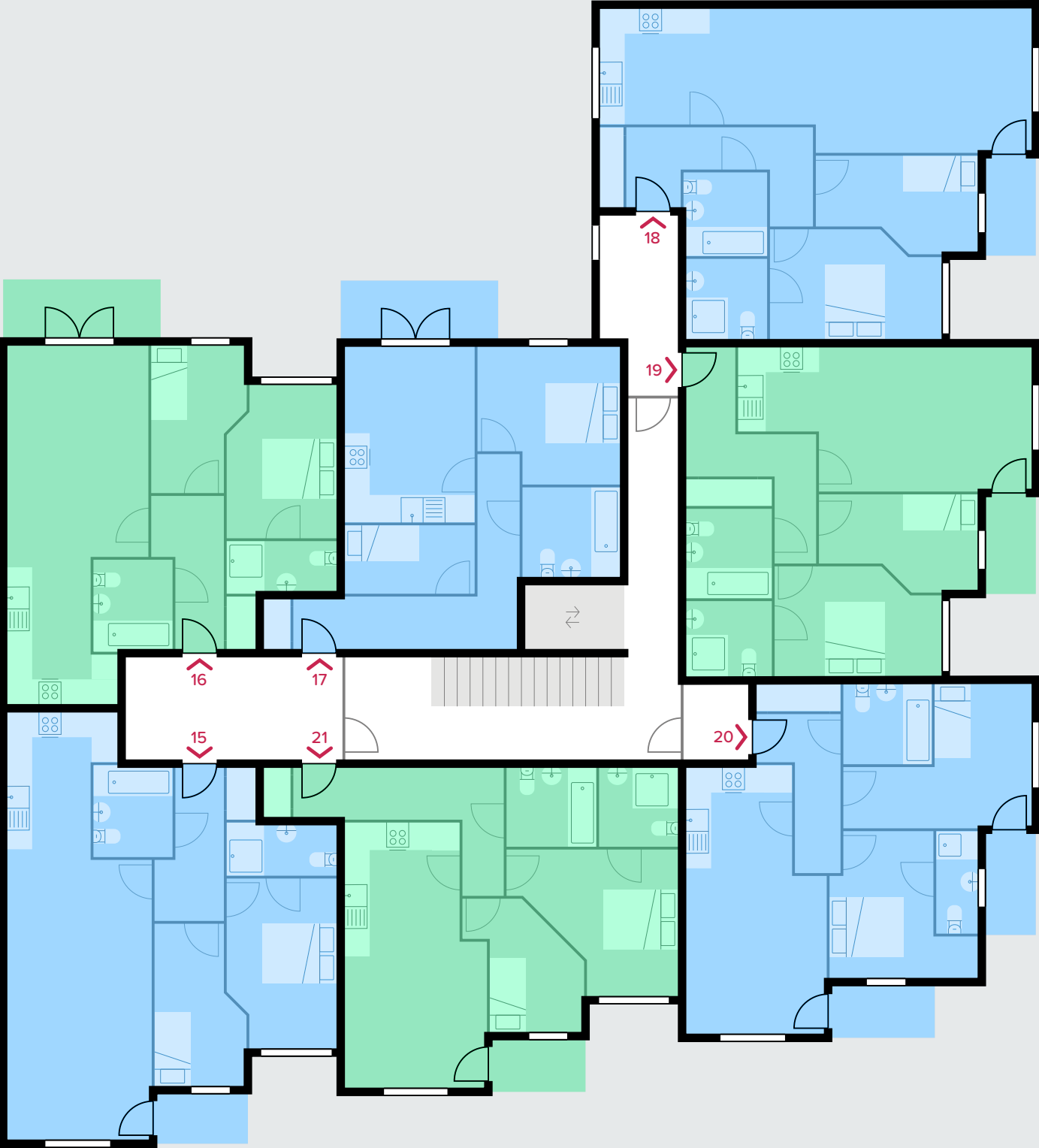
LONDON ROAD

Second Floor

APARTMENT 8	68m <sup>2</sup> / 732ft <sup>2</sup>	APARTMENT 9	60m <sup>2</sup> / 646ft <sup>2</sup>
LOUNGE	23 x 11'4	LOUNGE	17'2 x 11'5
KITCHEN	12'2 x 6'6 - 8'6	KITCHEN	12'1 x 6'9 - 8'6
BEDROOM 1	14'5 x 9'1	BEDROOM 1	12'6 x 8'9
ENSUITE	8'8 x 3'3	ENSUITE	8'9 x 4'2
BEDROOM 2	13'5 x 7'9	BEDROOM 2	11'9 x 6' - 7'9
BATHROOM	7'2 x 6'3	BATHROOM	7'1 X 6'4
APARTMENT 10	48m <sup>2</sup> / 517ft <sup>2</sup>	APARTMENT 11	71m <sup>2</sup> / 764ft <sup>2</sup>
KITCHEN / LOUNGE	14'5 x 10'6	KITCHEN / LOUNGE	35'5 x 9'1 - 11'4
BEDROOM 1	11'3 x 8'5 - 11'6	BEDROOM 1	14'4 x 8'9
STUDY	10'5 x 5'8	ENSUITE	6'5 x 6'3
BATHROOM	7'1 x 6'8	BEDROOM 2	13'2 x 6' - 8'
		BATHROOM	6'7 x 6'4
APARTMENT 12	61m <sup>2</sup> / 657ft <sup>2</sup>	APARTMENT 13	58m <sup>2</sup> / 624ft <sup>2</sup>
KITCHEN	6'7 x 6'8	KITCHEN / LOUNGE	21'8 x 8'9 - 11'5
LOUNGE	17'3 x 11'4	BEDROOM 1	12'2 x 8'8 - 12'4
BEDROOM 1	13'5 x 8'9	ENSUITE	8'5 x 2'9
ENSUITE	6'9 x 6'1	BEDROOM 2 (L-shaped)	15'2 x 4'6 - 11'3
BEDROOM 2	12'9 x 5'10 - 7'9	BATHROOM	7'1 x 6'4
BATHROOM	7'3 x 7'		
APARTMENT 14	58m <sup>2</sup> / 624ft <sup>2</sup>		
KITCHEN / LOUNGE	21'9 x 9'3 - 11'6		
BEDROOM 1	13'4 x 11'10		
ENSUITE	5'10 x 6'4		
BEDROOM 2	10'5 x 7'8		
BATHROOM	6'10 x 6'3		

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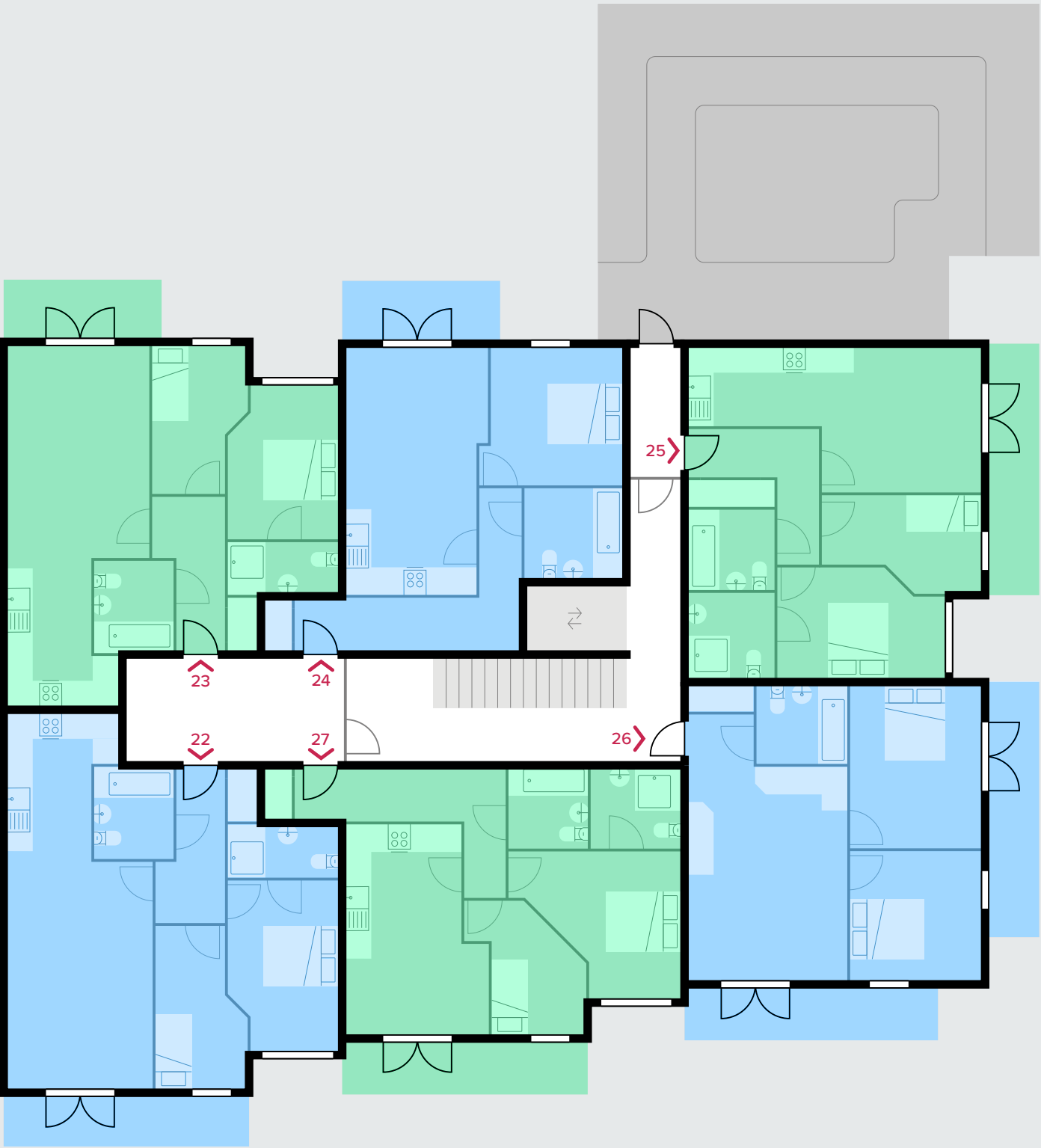
LONDON ROAD

Third Floor

APARTMENT 15	68m <sup>2</sup> / 732ft <sup>2</sup>	APARTMENT 16	60m <sup>2</sup> / 646ft <sup>2</sup>
LOUNGE	23 x 11'4	LOUNGE	17'2 x 11'5
KITCHEN	12'2 x 6'6 - 8'6	KITCHEN	12'1 x 6'9 - 8'6
BEDROOM 1	14'5 x 9'1	BEDROOM 1	12'6 x 8'9
ENSUITE	8'8 x 3'3	ENSUITE	8'9 x 4'2
BEDROOM 2	13'5 x 7'9	BEDROOM 2	11'9 x 6' - 7'9
BATHROOM	7'2 x 6'3	BATHROOM	7'1 X 6'4
APARTMENT 17	48m <sup>2</sup> / 517ft <sup>2</sup>	APARTMENT 18	71m <sup>2</sup> / 764ft <sup>2</sup>
KITCHEN / LOUNGE	14'5 x 10'6	KITCHEN / LOUNGE	35'5 x 9'1 - 11'4
BEDROOM 1	11'3 x 8'5 - 11'6	BEDROOM 1	14'4 x 8'9
STUDY	10'5 x 5'8	ENSUITE	6'5 x 6'3
BATHROOM	7'1 x 6'8	BEDROOM 2	13'2 x 6' - 8'
		BATHROOM	6'7 x 6'4
APARTMENT 19	61m <sup>2</sup> / 657ft <sup>2</sup>	APARTMENT 20	58m <sup>2</sup> / 624ft <sup>2</sup>
KITCHEN	6'7 x 6'8	KITCHEN / LOUNGE	21'8 x 8'9 - 11'5
LOUNGE	17'3 x 11'4	BEDROOM 1	12'2 x 8'8 - 12'4
BEDROOM 1	13'5 x 8'9	ENSUITE	8'5 x 2'9
ENSUITE	6'9 x 6'1	BEDROOM 2 (L-shaped)	15'2 x 4'6 - 11'3
BEDROOM 2	12'9 x 5'10 - 7'9	BATHROOM	7'1 x 6'4
BATHROOM	7'3 x 7'		
APARTMENT 21	58m <sup>2</sup> / 624ft <sup>2</sup>		
KITCHEN / LOUNGE	21'9 x 9'3 - 11'6		
BEDROOM 1	13'4 x 11'10		
ENSUITE	5'10 x 6'4		
BEDROOM 2	10'5 x 7'8		
BATHROOM	6'10 x 6'3		

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LONDON ROAD

Fourth Floor

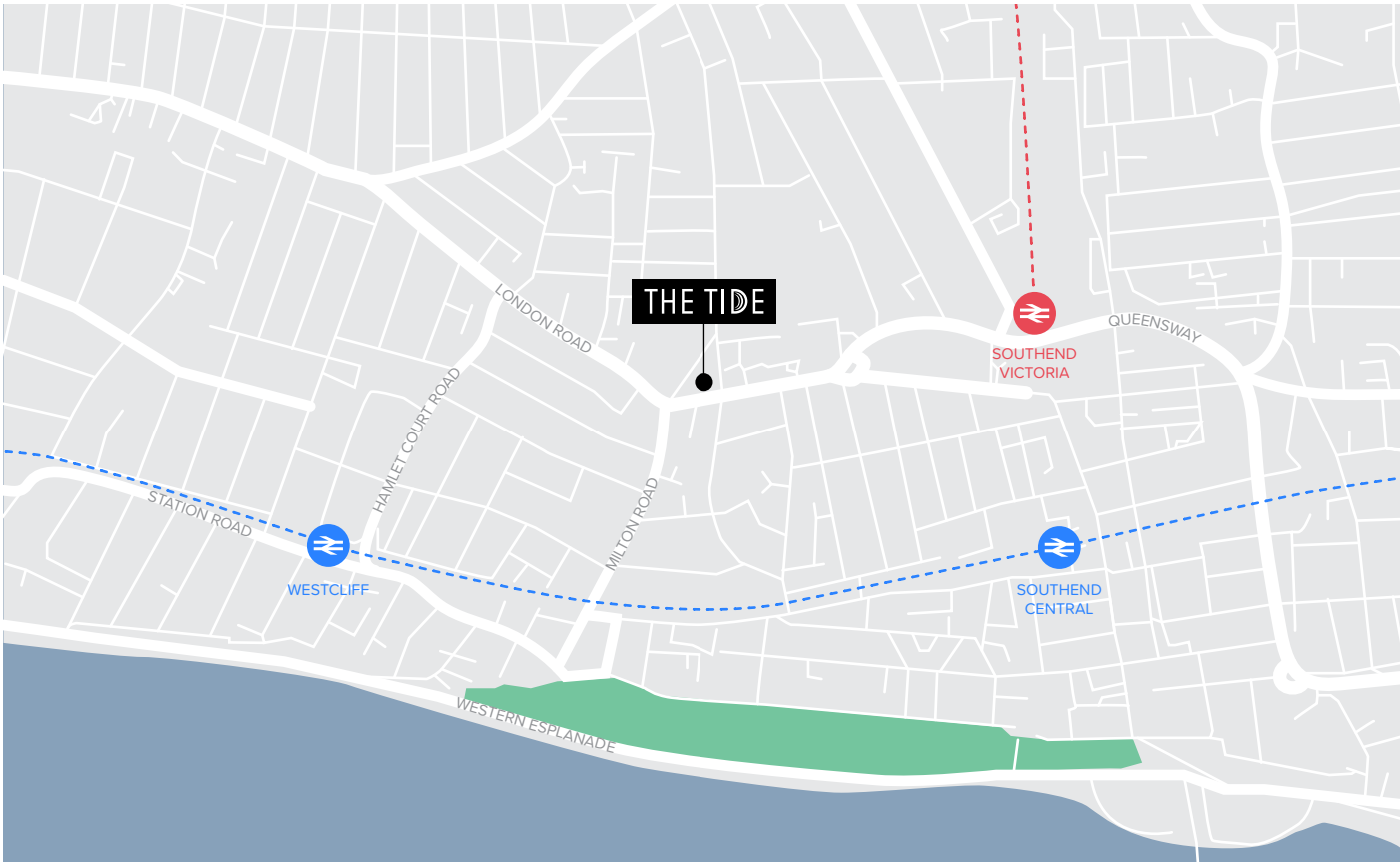
APARTMENT 22	61.7m <sup>2</sup> / 665ft <sup>2</sup>	APARTMENT 23	58.6m <sup>2</sup> / 631ft <sup>2</sup>
KITCHEN	12' x 6'7	KITCHEN	11'5 x 6'9
LOUNGE	17'6 x 11'4	LOUNGE	18'6 x 11'3
BEDROOM 1	14'6 x 8'11	BEDROOM 1	12'1 x 8'6
ENSUITE	8'11 x 3'4	ENSUITE	8'6 x 3'4
BEDROOM 2	13'7 x 7'5	BEDROOM 2	11'2 x 7'5
BATHROOM	7'2 x 6'4	BATHROOM	7'2 x 6'2

APARTMENT 24	47.5m <sup>2</sup> / 511ft <sup>2</sup>	APARTMENT 25	55m <sup>2</sup> / 592ft <sup>2</sup>
KITCHEN	6'7 x 10'5	KITCHEN	11'1 x 6'2
LOUNGE	13'7 x 11'6	LOUNGE	12'6 x 11'3
BEDROOM 1	11 x 11'11	BEDROOM 1	13'54 x 8'10
BATHROOM	7'7 x 6'11	ENSUITE	7'1 x 6'11
		BEDROOM 2	12'6 x 7'8
		BATHROOM	7'6 x 6'11

APARTMENT 26	53.4m <sup>2</sup> / 574ft <sup>2</sup>	APARTMENT 27	55.2m <sup>2</sup> / 594ft <sup>2</sup>
KITCHEN	13'3 x 6'7	KITCHEN	8'4 x 6'7
LOUNGE	13'3 x 10'10	LOUNGE	10'9 x 11'4
BEDROOM 1	12'10 x 10'8	BEDROOM 1	13'7 x 11'8
BEDROOM 2	11'2 x 10'8	ENSUITE	6'11 x 6'6
BATHROOM	7'2 x 6'7	BEDROOM 2	10'6 x 10'6
		BATHROOM	6'8 x 6'5

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**BY TRAIN**

Southend - Fenchurch Street	49 mins
Southend - Liverpool Street	58 mins
Southend - Canary Wharf	48 mins

**BY CAR**

Southend - London Southend Airport	5 mins
Southend - London City Airport	46 mins
Southend - London Stansted Airport	49 mins

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In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/ freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs and computer generated images are for illustration only and may depict items which are not for sale or included in the sale of the property, All sizes are approximate. All dimensions include wardrobe spaces where applicable.

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