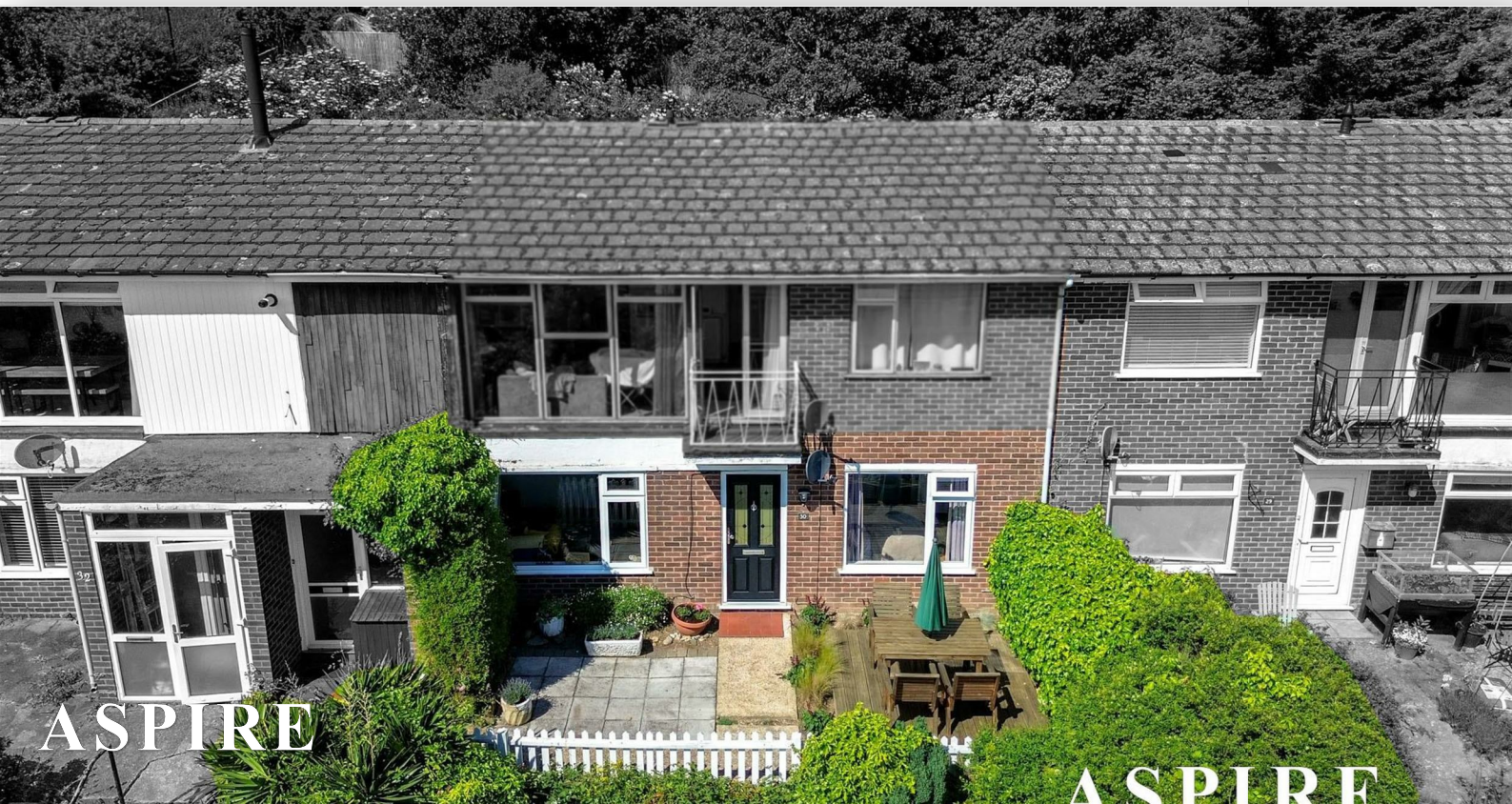


*To arrange a viewing contact us
today on 01268 777400*



Laurel Close, Leigh-On-Sea Guide price £325,000

Guide Price £325,000 - £350,000

A well-presented two double bedroom ground floor flat, ideally located within walking distance of Old Leigh and the seafront. The property features private front and rear gardens, a spacious lounge, a modern kitchen and bathroom, and offers glimpses of the Thames Estuary. Perfectly suited to first-time buyers, downsizers or investors looking for a stylish home close to coastal charm and excellent local amenities.

Entrance Hall

Lounge

13'09 x 11'02 (4.19m x 3.40m)

Kitchen/Diner

14'02 x 9'10 (4.32m x 3.00m)

Bedroom One

11'02 x 10'10 (3.40m x 3.30m)

Bedroom Two

10'09 x 9'11 (3.28m x 3.02m)

Bathroom

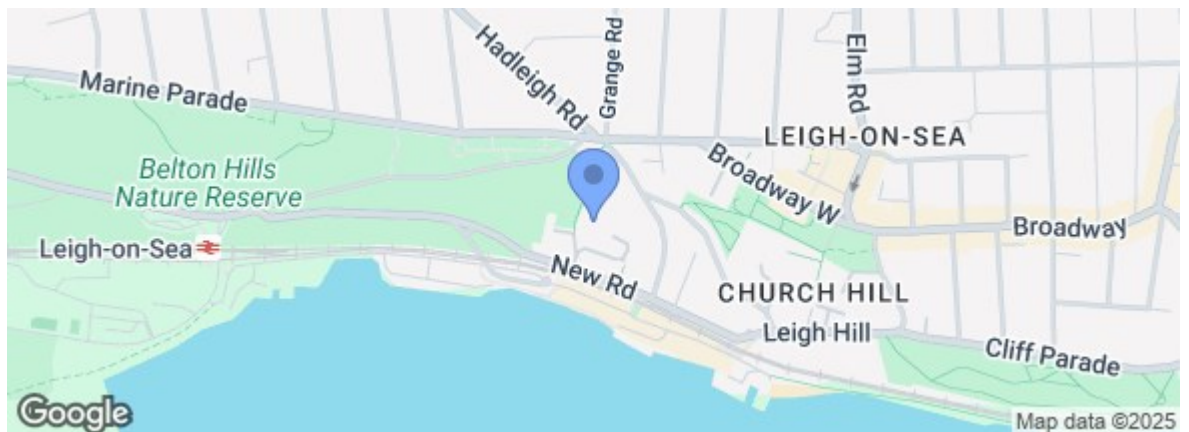
Front Garden

Rear Garden

GROUND FLOOR



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		74	79
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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