



Fairview Lodge, Underwood Square, Leigh-On-Sea, Essex, SS9 3QH
2 bed split level maisonette / **Guide Price** £350,000 / t. 01702 555888







Tucked away in a quiet and peaceful setting within the highly regarded Underwood Square is this luxury **two bedroom** split level maisonette backing directly onto Belfair's woods and golf course therefore benefiting from fabulous far reaching views. Finished to a high specification, this bright and airy apartment includes large lounge/diner open plan to bespoke fitted kitchen and a ground floor w.c together with two excellent size bedrooms and a contemporary five piece bathroom suite to the first floor. Outside you'll find well tended communal gardens, garage and residents parking. Special features include gas central heating via combination boiler, a long lease in excess of 140 years and no onward chain.

Situated in one of Leigh-On-Sea's most desired areas, a short distance from local shops and amenities as well as the popular Leigh Broadway with its array of pubs, café's and restaurants. Leigh mainline station is within easy reach having direct links into London Fenchurch Street and excellent local schools are also close by. This beautiful apartment has clearly been the subject of much expense and improvement by the current owner and must be viewed internally to avoid disappointment.

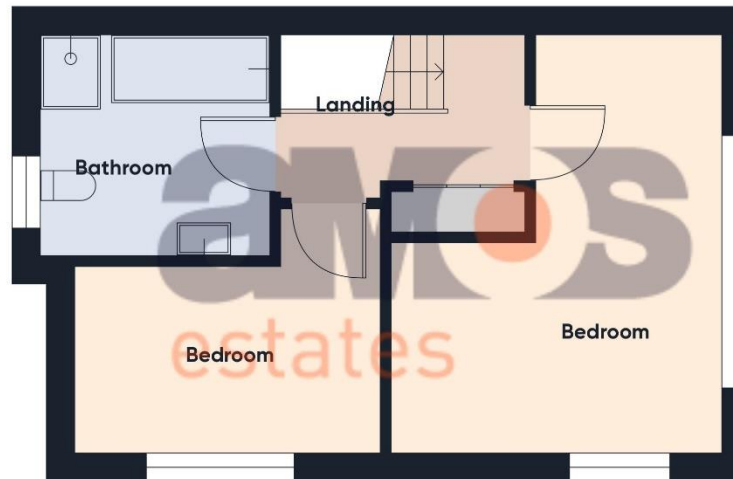
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Floor 0



Floor 1

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Approximate total area⁽¹⁾

870.69 ft²

80.89 m²

Reduced headroom

8.18 ft²

0.76 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Highlights

- / Luxury Two Bedroom Split Level Maisonette**
- / Finished To A High Specification**
- / Large Lounge/Diner Open Plan To Bespoke Fitted Kitchen**
- / Ground Floor W.C**
- / Good Size Bedrooms**
- / Stunning Five Piece Bathroom Suite**
- / Backing Directly Onto To Belfair's Wood & Golf Course**
- / Fabulous Views**
- / Garage**
- / Upvc Double Glazing Throughout**
- / Gas Central Heating Via Combination Boiler**
- / Residents Parking**
- / No Onward Chain**
- / Communal Gardens**
- / Quiet & Peaceful Location**
- / Tucked Away In Highly Sought After Underwood Square**
- / Long Lease**

Communal entrance door opening to communal hallway with stairs leading to first floor, private entrance door opening to:

Entrance Lobby \ Tiled flooring, smooth plastered ceiling, attractive entrance door with glass panel inserts opening to:

Entrance Hall \ Tiled Flooring, designer radiator, carpeted stairs with timber balustrade leading to first floor, open to lounge/diner and kitchen.

Lounge/Diner 17' x 13' Increasing To 19'5 \ Upvc double glazed windows to rear and side providing beautiful far reaching views over Belfair's woods and golf course, wood flooring, designer radiator, smooth plastered ceiling with inset spotlights, power points, USB charging points, T.V point, understairs storage, open plan to:

Kitchen 10'10 x 10'5 \ A stunning fitted kitchen comprising sink with swan neck mixer tap and moulded drainer inset into range of high quality worktops and splashbacks with cupboards and drawers beneath and matching eye level units, integrated AEG oven, integrated fridge and freezer, integrated dishwasher, integrated washing machine, inset AEG four ring induction hob, breakfast bar facility, power points, USB charging points, tiled flooring, designer radiator, smooth plastered ceiling with inset spotlights, upvc double glazed window to side, door leading to:

Ground Floor W.C \ Modern two piece suite comprising push button w.c, wall hung wash basin with chrome mixer tap and tiled splashback, heated towel radiator, tiled flooring, extractor, smooth plastered ceiling with inset spotlights, wall mounted Ideal combi condensing boiler.

Landing \ Continuation of fitted carpet, storage cupboard with shelving, power points, smooth plastered ceiling with inset spotlights, doors to accommodation off.



Bedroom One 16'11 x 13'4 'L' Shaped Maximum

Measurements \ Upvc double glazed windows to rear and side providing beautiful far reaching views over Belfair's woods and golf course, fitted carpet, designer radiator, power points, USB charging points, smooth plastered ceiling with inset spotlights.

Bedroom Two 12'5 x 7'5 Plus Door Recess \ Upvc double glazed window to side, fitted carpet, designer radiator, power points, smooth plastered ceiling with inset spotlights.

Bathroom 9'2 x 8'10 \ A luxury five piece bathroom suite comprising free standing bath with brushed steel controls, push button w.c, bidet with brushed steel controls, large walk in shower unit with drench style showerhead above and separate handheld attachment, wall hung wash basin with brushed steel mixer tap, upvc obscure double glazed window to front, tiled flooring, fully tiled to three walls, designer radiator, smooth plastered ceiling with inset spotlights, extractor, heated towel radiator.

Outside \ The development benefits from being surrounded by lovely well tended communal gardens mainly laid to established lawn.

Garage \ Garage in a block with up and over door to front.

Lease Info \ We are advised that there is 144 years remaining on the lease. The service charge including ground rent is approximately £1600 per annum.









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