

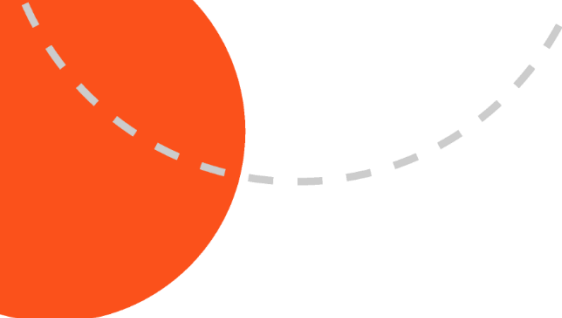


Leigh Hall Road, Leigh-On-Sea, Essex, SS9 1RL

1 bed ground floor flat / £260,000 / t. 01702 555888

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Boasting modern trends whilst retaining plenty of charm and character is this attractive **one bedroom** ground floor flat in the ever sought after 'Leigh Hall Road' within the heart of Leigh-On-Sea.

Accommodation includes large lounge, stunning fitted kitchen/breakfast room, double bedroom and a three piece bathroom suite together with lovely own private rear garden with a westerly aspect.

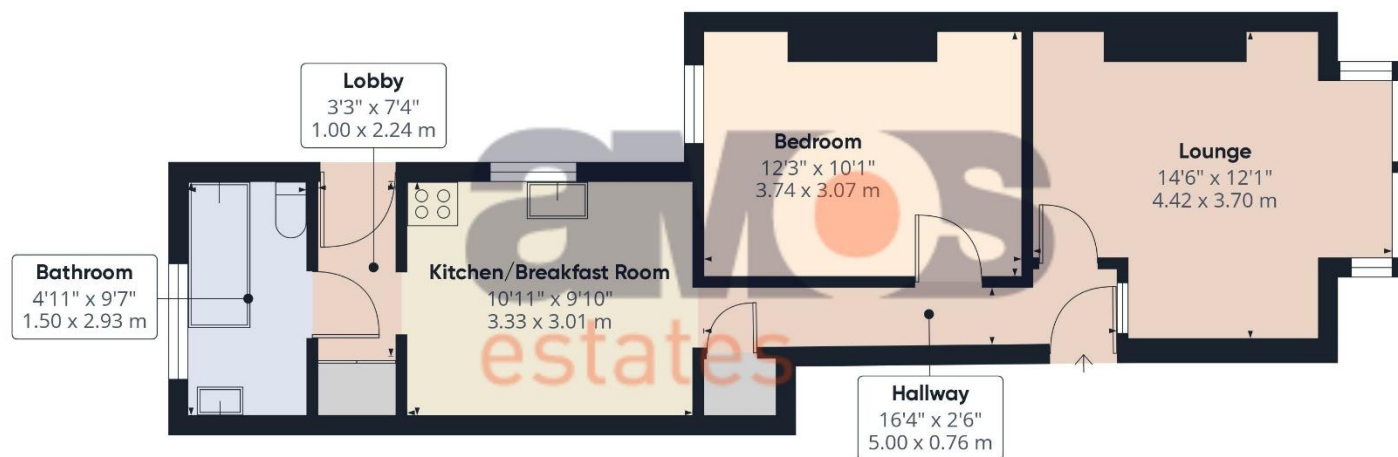
Situated directly off of the Broadway with an excellent array of shops, bars and restaurants whilst also being approximately 15-20 minutes' walk from Leigh mainline station with direct routes into London Fenchurch Street. This charming property also benefits from a long lease in excess of 150 years and minimal annual charges. If you're looking for comfort and convenience look no further, call now to book your viewing.

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Approximate total area⁽¹⁾

502.03 ft²
46.64 m²

(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Highlights

- / Beautifully Presented One Bedroom Ground Floor Flat**
- / Plenty Of Charm & Character**
- / Large Lounge With Bay Window**
- / Stunning Kitchen/Breakfast Room**
- / Double Bedroom**
- / Modern Three Piece Bathroom Suite**
- / Own Private West Facing Rear Garden**
- / Long Lease In Excess Of 150 Years**
- / Gas Central Heating Via Navien Combination Boiler**
- / Sought After Turning Within Leigh-On-Sea**
- / Close To Leigh Broadway**
- / Approx. 15-20 Minute Walk From Leigh Mainline Station**
- / Minimal Annual Charges**
- / Shops, Amenities And Supermarkets Within Easy Reach**
- / Viewings Advised**



Communal entrance door opening to communal lobby,
private entrance door opening to:

Entrance Hall \ Herringbone wood effect flooring, understairs storage cupboard, doors to accommodation off.

Lounge 14'6 x 12'1 \ Upvc double glazed square bay window to front, herringbone wood effect flooring, radiator, power points, T.V point.

Kitchen/Breakfast Room 10'11 x 9'10 \ Stunning fitted kitchen comprising ceramic sink and drainer unit with swan neck mixer tap inset into range of roll edge worktops with cupboards and drawers beneath, space and plumbing for washing machine, integrated oven with integrated microwave above, inset four ring electric hob, further appliance space, further expanse of roll edge worktops forming breakfast bar facility with further storage units below, tiled splashbacks, power points, herringbone wood effect flooring, upvc double glazed window to side, radiator, doorway to:

Inner Lobby \ Tiled flooring, upvc obscure double glazed door to side leading to garden, cupboard housing Navien combination boiler (we are advised was installed in 2023), door leading to bathroom.

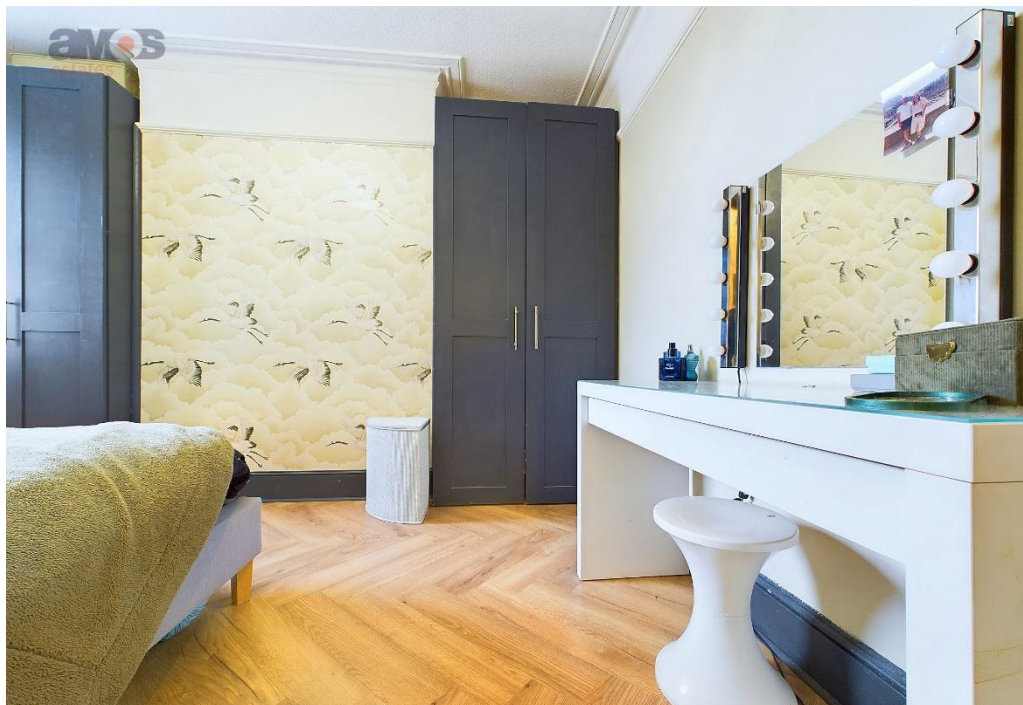
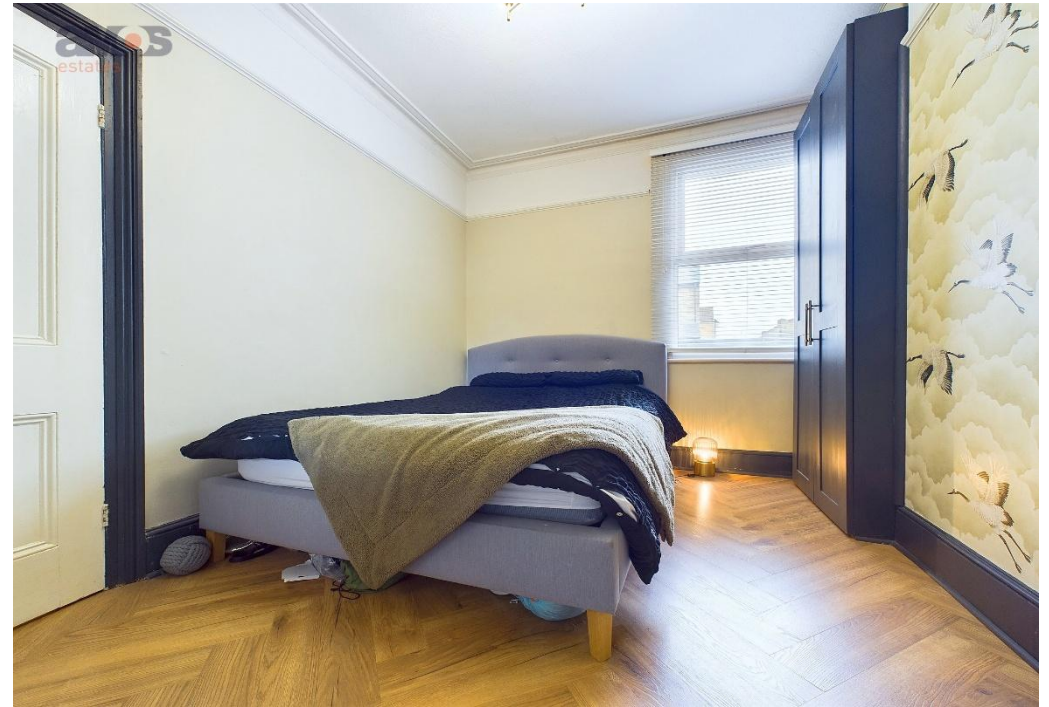
Bedroom 12'3 x 10'1 \ Upvc double glazed window to rear, herringbone wood effect flooring, two sets of attractive fitted wardrobes, power points, vertical radiator.

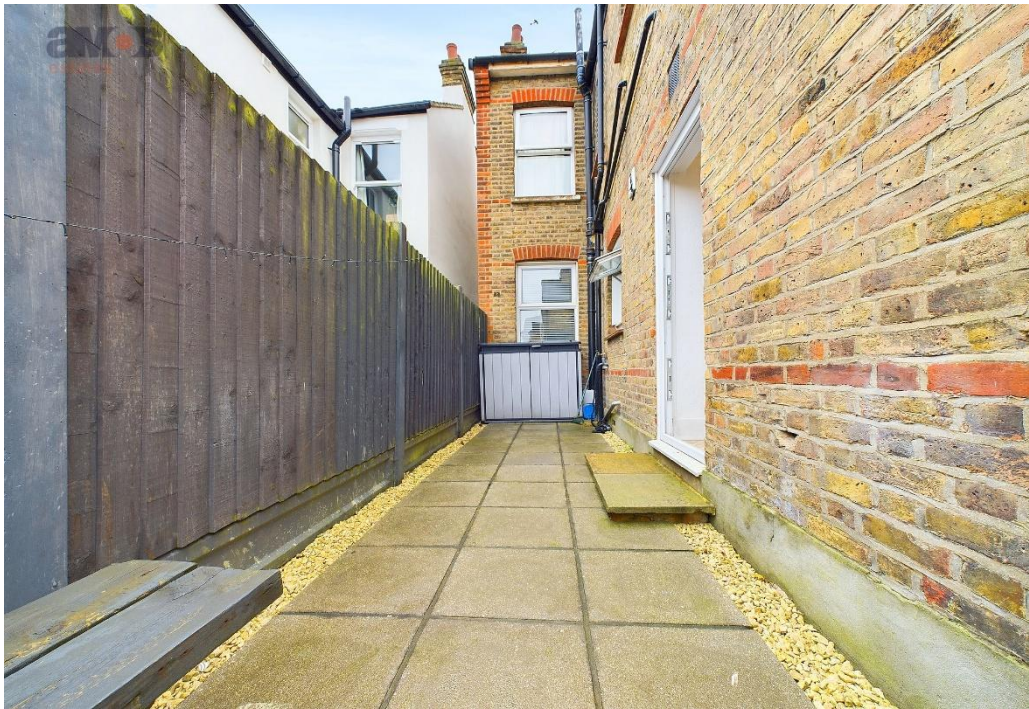
Bathroom 9'7 x 4'11 \ Modern three piece suite comprising panelled bath with chrome controls and shower over with fully tiled surround, vanity wash basin with mixer tap and storage below, push button w.c, half tiled to remaining walls, extractor, heated towel radiator, attractive tiled flooring, upvc obscure double glazed window to rear.



Rear Garden \ The property benefits from having own private west facing rear garden. Commencing with area laid to patio which in turns lead to shingled area whilst the remainder is laid to decking which all provide excellent outside seatings facilities, fencing to borders, outside tap.

Lease Info \ 199 years from 18 May 1984. Therefore benefiting from a lease of approximately 158 years remaining. We are advised the ground rent is £50 per annum and there is no service charge to pay.







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Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract.

All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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