



FOR SALE

Leighton Avenue, Leigh-On-Sea SS9 1QA

£215,000 Leasehold Council Tax Band - A

- One Bedroom Ground Floor Flat
- Ideal Refurbishment Project
- Central Leigh On Sea Location
- One Double Bedroom
- Spacious Lounge Area
- Fitted Kitchen
- Within Walking Distance To Leigh On Sea Station
- Three Piece Bathroom
- Own Section of Rear Garden
- Perfect For First Time Buyers

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

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Description

We are proud to bring to the market Leighton Avenue a perfect opportunity for a first time buyer or someone looking for a great refurbishment project! Offering you a large double bedroom, spacious lounge area, separate kitchen, fitted bathroom and access to your own section of a private rear garden.

Situated on Leighton Avenue in the heart of Leigh On Sea you are in a fantastic location for local amenities such as The Broadway where you have a variety of independent shops, restaurants and cafes. You are within walking distance to Leigh On Sea and Chalkwell station taking you directly into London Fenchurch Street. Viewings are highly advised if you are looking for a home to truly make your own!

Entrance

Own front door to side with entrance into hallway.

Lounge

Lounge to front aspect with fitted carpet, double glazed square bay window, coving & picture rail and decorative feature fireplace.

Kitchen

Fitted kitchen with side door out to rear garden. Wall and base units with rolled edge work surface and tiled splash backs, integrated oven with hob and space for appliances.

Bedroom

Bedroom to rear aspect with window and door to rear garden. Fitted carpet, coving & picture rail.

Bathroom

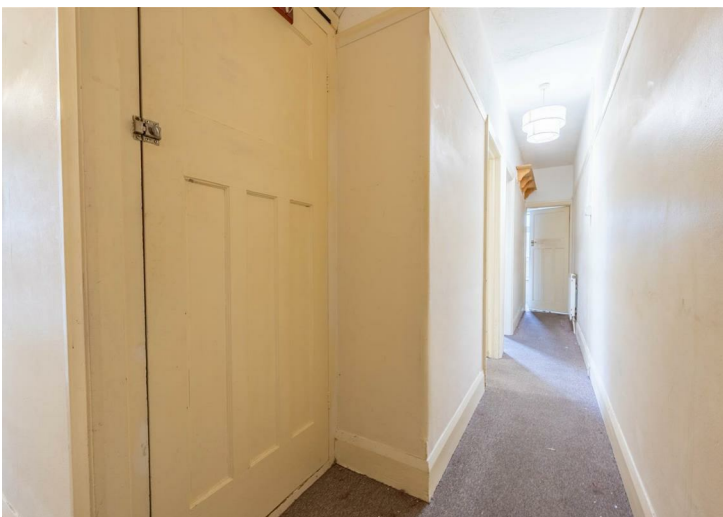
Three piece white suite comprising WC, pedestal wash hand basin and bath with shower over. Double glazed window, part tiled walls, vinyl floor and fitted cupboards.

Rear Garden

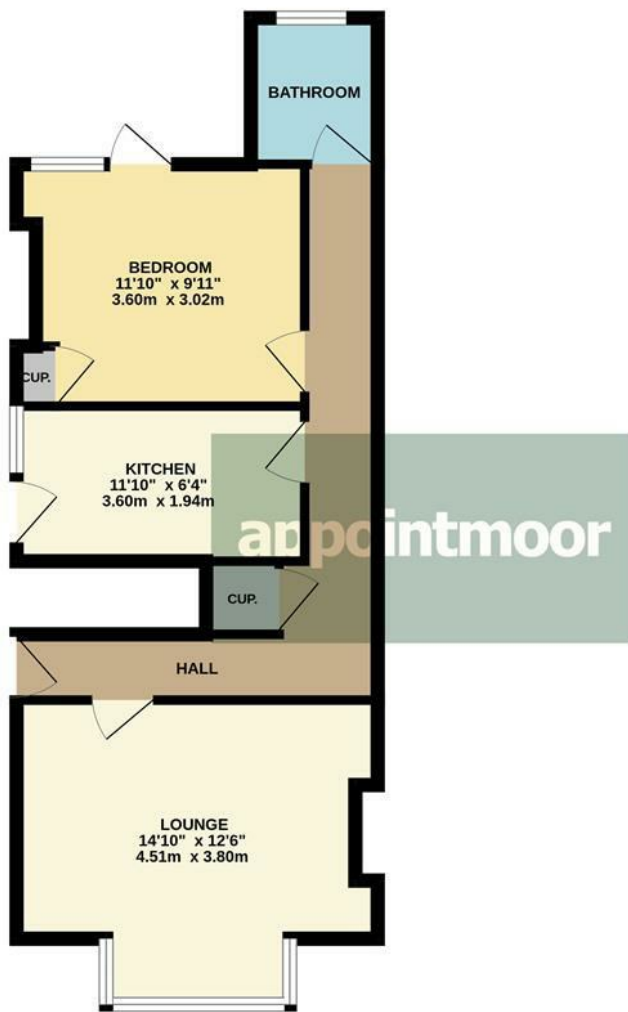
Direct access to own section of the rear garden with patio and lawn areas.

Additional Information

In accordance with the Estate Agency Act 1979, we would advise that the sellers are associated with Appointmoor Estate Agents.



GROUND FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 491 sq.ft. (45.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 62023



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		
	66	77
England & Wales	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		
	64	80
England & Wales	EU Directive 2002/91/EC	

AGENTS NOTES: Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars.

VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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Appointmoor Sales 72 The Ridgeway,
Chalkwell, Westcliff-on-Sea, Essex, SSO 8NU
T. 01702 719966 W. appointmoor.co.uk

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