



FOR SALE

Dundonald Drive, Leigh-On-Sea SS9 1NB

Offers In Excess Of £475,000 Freehold Council Tax Band - A

- Semi Detached Home In The Heart Of Leigh On Sea
- Currently Split Into Two Flats But Potential To Convert Back To Family Home
- Great Investment Opportunity
- Private Rear Garden
- Large Kitchen With Breakfast Bar
- Double Bedrooms
- Spacious Lounge
- Walking Distance To Leigh Broadway
- Off Street Parking For One Vehicle
- Close To Leigh On Sea Station

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

appointmoor

Description

If you are a property investor or looking for a project Dundonald Drive is a must see as this is a rare opportunity to come to market! Currently converted into two flat with separate leases this home is great purchase if you are looking for an investment opportunity or if you are a project lover, you can convert this property back into a fantastic 3-4 bedroom family home in the heart of Leigh On Sea.

Currently offering a ground floor flat with a large double bedroom with an en-suite, spacious lounge area, fitted kitchen and rear garden space. Additionally including a first floor flat offering a large lounge area, double bedroom, fitted

bathroom and kitchen also including access to a rear garden. You also have parking for one vehicle with this property.

Situated just off Leigh Road you are in a fantastic location being a short walk away from Leigh Broadway and within walking distance to Chalkwell and Leigh On Sea station taking you directly into London Fenchurch Street.

Entrance

Single glazed wooden door to entrance, carpet flooring, radiator, storage cupboard, pendant lighting.

Lounge

Carpet flooring, radiator, double glazed windows to rear aspect, double glazed door to rear aspect, storage cupboard, picture rail, pendant lighting.

Kitchen

Laminate flooring, radiator, double glazed door to rear aspect, double glazed window to rear aspect, storage cupboard, base & wall units, rolltop work surface incorporating stainless steel sink & drainer, 4 point gas hob with extractor over, breakfast bar, integrated oven, space and plumbing for washing machine, space for fridge/freezer, pendant lighting.

W/C

Laminate flooring, partially tiled walls, W/C, pendant lighting.

Bedroom 1

Carpet flooring, radiator, double glazed bay window to front aspect, picture rail, pendant lighting.

En-Suite

Laminate flooring, radiator, partially tiled walls, bath with shower system over, hand basin, single glazed window to side aspect, pendant lighting.

Landing

Carpet flooring, radiator, pendant lighting.

Kitchen

Wooden flooring, double glazed bay window to front aspect, base & wall units, rolltop work surface incorporating sink & drainer, 4 point gas hob with extractor over, integrated oven, space for fridge/freezer, space and plumbing for washing machine, spotlight lighting.

Lounge

Carpet flooring, radiator, double glazed bay window to front aspect, feature fireplace, picture rail, pendant lighting.

Bedroom 2

Carpet flooring, radiator, double glazed window to rear aspect, feature fireplace, pendant lighting.

Bathroom

Laminate flooring, radiator, double glazed obscure window to rear aspect, storage cupboard, spotlight lighting.

W/C

Laminate flooring, double glazed obscure window to side aspect, hand basin, W/C, pendant lighting.

Rear Garden

Concrete patio area, laid lawn, shrubs and flower beds, side access.

Front Of Property & Parking

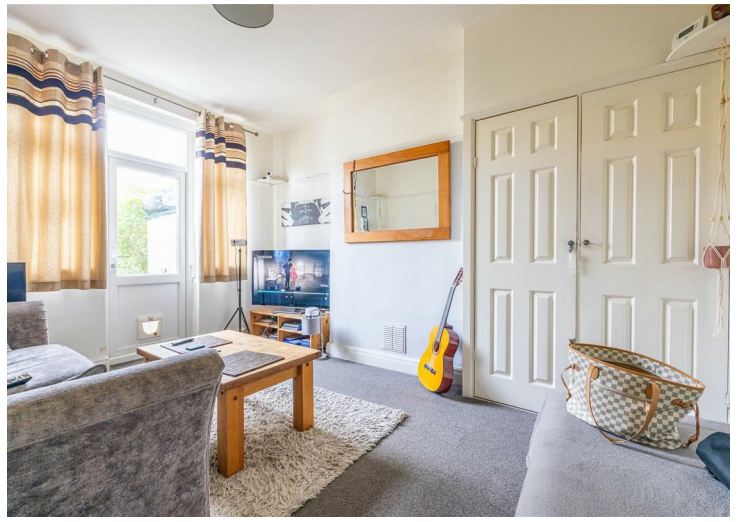
Block paved driveway with parking for one vehicle.

Additional Information

This property is currently split into 2 flats with separate leases with the opportunity to convert back into a Semi-Detached home. Please note there is currently 2 separate meters and council tax charges for this property.

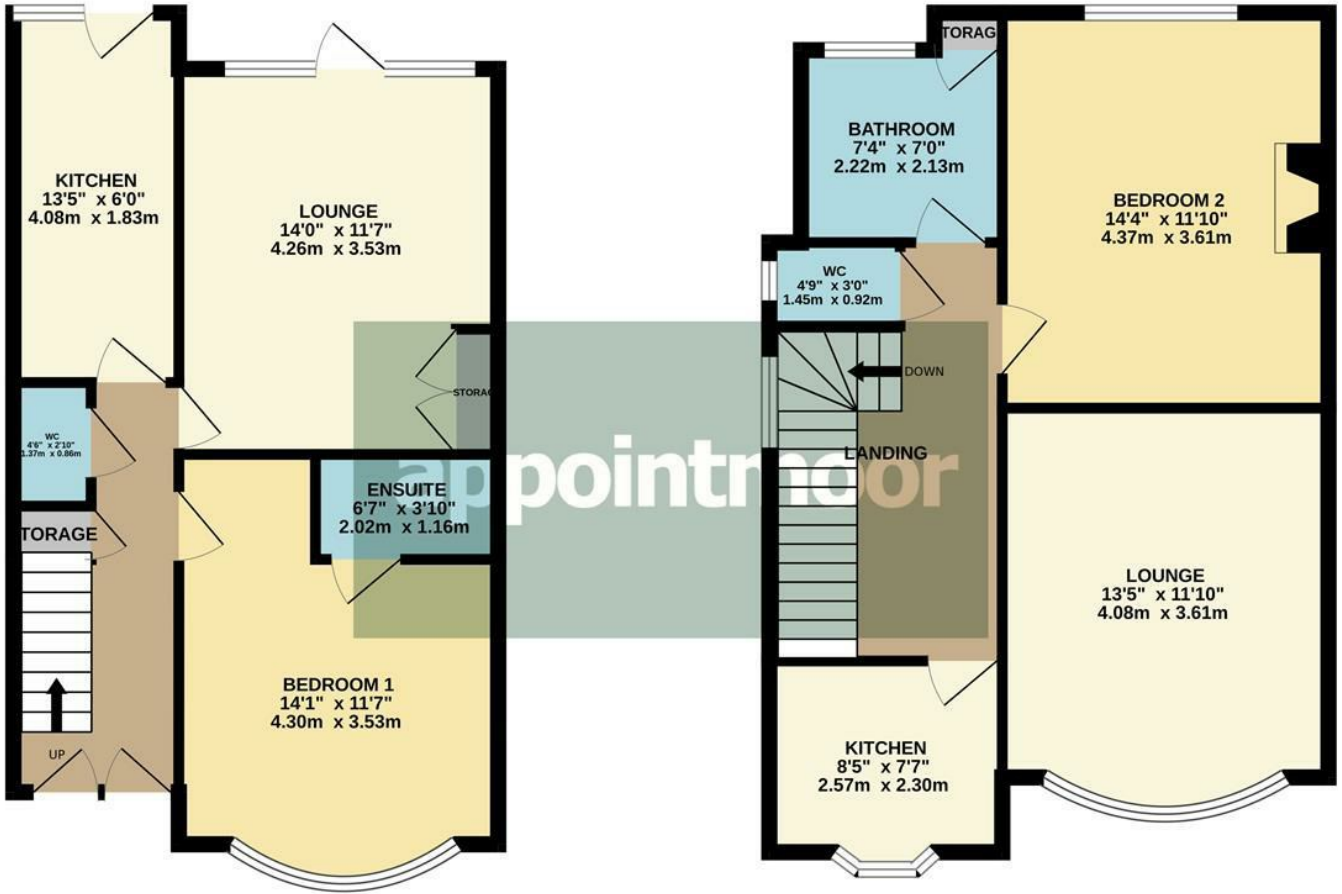
Disclaimer

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



GROUND FLOOR
502 sq.ft. (46.6 sq.m.) approx.

1ST FLOOR
572 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA: 1074 sq.ft. (99.8 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 ©2024



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	EU Directive 2002/91/EC	75





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	78

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

appointmoor

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

-  facebook.com/appointmoor
-  Instagram.com/appointmoor_estate_agents
-  twitter.com/appointmoor
-  linkedin.com/company/appointmoor