



# FOR SALE

**Elm Road,  
Leigh-On-Sea SS9 1SP**

**Offers In Excess Of £525,000   Leasehold   Council Tax Band - A**

- Three Double Bedrooms
- Maisonette Split Over Two Floors
- Large Private Terrace
- Long Lease
- Stunning Decor Throughout
- Two Bathrooms
- Modern Kitchen With Middle Island
- Gas Central Heating And Double Glazing
- Fantastic Location Just Off Leigh Broadway
- Move Straight In

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

**appointmoor**

# Description

**\*\*WHERE TO START!!\*\***

This stunning three double bedroom maisonette spread over two floors can be found in the heart of Leigh-On-Sea and only a few minutes walk to Leigh Broadway, must be seen to truly appreciate the lifestyle it offers.

Upon entering the property you will straight away get the feeling of comfort and style from the internal hallway and runner staircase leading to the first floor and opening up to a spacious lounge with a large working fireplace. The first floor also offers a double bedroom, three piece bathroom suite with a free standing bath and fitted modern kitchen to

the rear with middle island.

The second floor offers two double bedrooms with a modern fitted jack and jill en-suite and access to a private terrace measuring approximately 19ft x 13'5ft.

With only a short walk to Leigh/Chalkwell Mainline Stations, Seafront, Fantastic restaurants, bars and boutique shops on both Leigh Broadway and Leigh Road and catchment area for great schools, this home is perfectly located.

Read on for further details and call us to arrange a viewing.

## Entrance

Via Private door to front with internal stairs leading directly into the first floor apartment.

## First Floor Landing

With doors leading to all accommodation, wall mounted radiator, storage cupboard and wood effect flooring.

## Lounge/Diner

18'4" x 17'6" (5.60 x 5.34)

A spacious lounge with two large double glazed windows to the front aspect, feature fireplace with hearth and surround, two wall mounted radiators, smooth ceiling with coving and ceiling rose, picture rail, wood flooring and door leading to the second floor.

## Bedroom 1

14'9" x 13'5" (4.51 x 4.11)

A very calming room with feature brick built fireplace with tiled hearth, built in storage cupboard, obscure double glazed window to the rear aspect, wall mounted radiator and wood flooring.

## Bathroom

7'8" x 7'5" (2.36 x 2.28)

Fitted with a three piece suite comprising a free standing bath, wash hand basin in vanity unit and w/c. There is an obscure double glazed window to the side, wooden panelled ceiling and wood panelling to the walls, wall mounted towel radiator and wood effect flooring.

## Kitchen

12'11" x 12'4" (3.96 x 3.77)

Positioned at the rear of the property is a modern fitted kitchen with wall and base units and a mix of granite and solid wood work surfaces with inset butler sink. There is a double glazed fire exit door and window to the rear aspect and obscure double glazed window to the side, wall mounted radiator, half tiled feature wall and wood flooring. There is an integrated dish washer and space for further appliances such as a washing machine, large gas cooker and tall fridge freezer. There is a matching island in the centre of the kitchen with a breakfast bar one side with space for stools and shelving the other side.

## Second Floor Landing

Smooth ceiling, wall mounted radiator, storage cupboard and doors to accommodation including the outdoor terrace.

## Bedroom 2

15'3" x 10'0" (4.66 x 3.06)

Offering plenty of light from the double glazed windows to the front aspect, wall mounted radiator, built in storage cupboards, carpet laid to floor and door to a jack and jill en-suite.

## En-Suite

8'0" x 4'9" (2.46 x 1.46)

Fitted with a modern three piece suite comprising a large walk in shower cubicle, raised circular wash hand basin sitting on a vanity unit and w/c. There are tiled splash backs behind the basin with mirror over, towel radiator, smooth ceiling with inset spotlights and wood flooring.

## Bedroom 3

10'4" x 10'2" (3.15 x 3.10)

Wood panelling ceiling, double glazed window to rear aspect looking out to the terrace, wall mounted radiator, built in storage cupboard and varnished wood flooring.

## Terrace

18'8" x 13'6" (5.71 x 4.12)

An un-overlooked terrace with quality astro turf and has ample space for a large seating area, table and chairs for dining and many plant pots. Perfect for relaxing.

## School Catchment

Leigh North Street Primary School  
Belfairs Academy

## Tenure

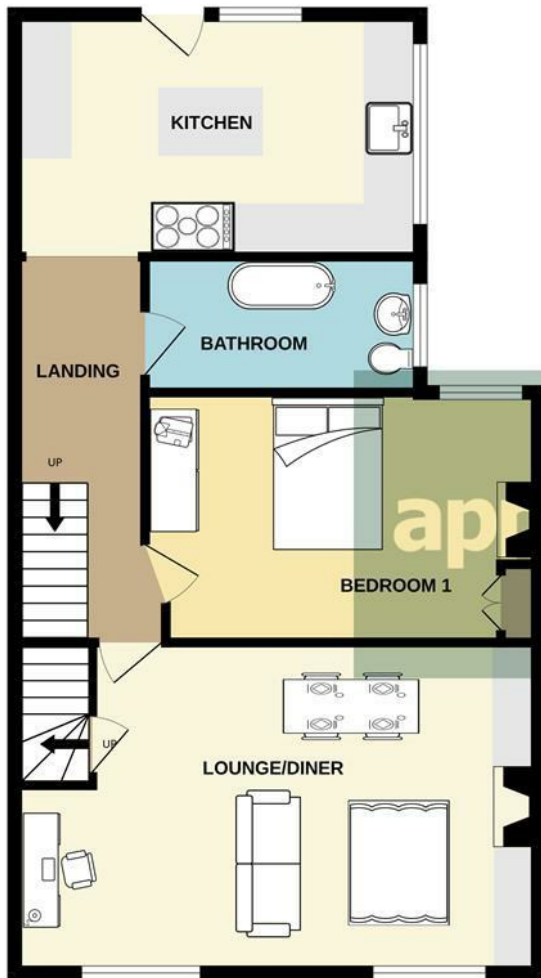
Leasehold

Advised by the vendors - 190 years remaining on the lease









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.  
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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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

# appointmoor

Appointmoor Sales 72 The Ridgeway,  
Chalkwell, Westcliff-on-Sea, Essex, SS0 8NU  
T. 01702 719966 W. [appointmoor.co.uk](http://appointmoor.co.uk)



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