



Marlborough Court, Woodfield Road, Leigh-On-Sea, SS9 1ES

**Offers Over £375,000**



# Woodfield Road

## Leigh-On-Sea, SS9 1ES

ARE YOU LOOKING FOR CHARACTER WITH SEAVIEWS?

Turner Sales have been asked to find a new owner for this fantastic period apartment with wonderful views. Situated on the second floor, this property has a south facing balcony and internally boasts three double bedrooms, lounge with distant seaviews, a five piece bathroom and kitchen with balcony to rear. Located on Woodfield Road means that Leigh Road is at the top of the road with its popular restaurants and Leigh Broadway is only a short walk away. If you are commuting to London on a regular basis, Chalkwell Station is only a 3/4 minute walk away and Leigh Station is also within walking distance. Being offered with no onward chain, we hold keys for an internal viewing.

### Entrance

Security entry system to part opaque stained glass lead light entrance door and sidelights to communal entrance with hall and stairs rising to second floor landing, personal entrance door with opaque stained glass lead light insert to:

### Internal Hallway

Dado rail, boiler/airing cupboard, carpet laid to floor with doors to accommodation.

### Kitchen

10'07 x 7'07 (3.23m x 2.31m)  
Fitted with matching wall and base units with complementary work surface, built in oven with induction hob and extractor over, inset one and a half sink and drainer, tiled splash backs, space for washing machine, space for fridge/freezer, space for dishwasher, double glazed window and door to balcony, tiled effect flooring.





**Second Bedroom**  
15'06 x 12'01 (4.72m x 3.68m)  
Ceiling rose and coving, double glazed bay window and further double glazed window to side, radiator, carpet laid to floor.



**Lounge**  
12'10 x 12'05 (3.91m x 3.78m)  
Double glazed bay window with views down Woodfield Road to the estuary and Kent beyond, double glazed French doors to south facing balcony, ceiling rose and coving, feature fireplace, radiator, Carpet laid to floor.

**Third Bedroom**  
11'06 x 8'11 (3.51m x 2.72m)  
Double glazed window with distant seaviews, radiator, carpet laid to floor.

**Main Bedroom**  
14'09 x 10'03 (4.50m x 3.12m)  
Coving to ceiling, built in wardrobes and cupboards, double glazed bay window with distant seaviews, radiator, carpet laid to floor.

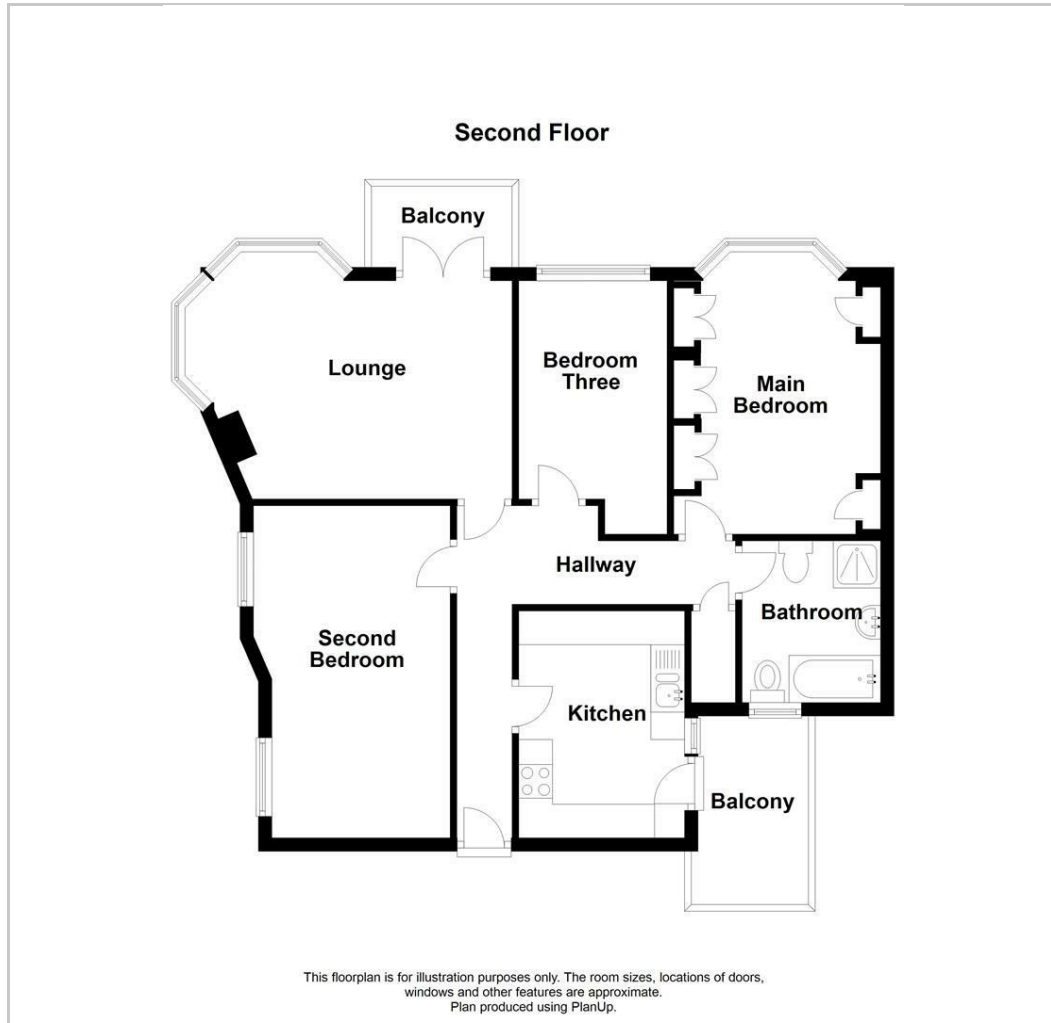


**Bathroom**  
7'06 x 7'02 (2.29m x 2.18m)  
Fitted with a five piece bathroom suite comprising wood panel bath, shower cubicle, wash hand basin, bidet and w/c, double glazed obscure window, tiled walls and tiled effect flooring.



**Agents Notes**  
The vendor has advised that there is 111 years remaining on the lease and the the ground rent is a peppercorn ground rent. The property is being offered with no onward chain.

## Floor Plan



## Area Map



## Viewing

Please contact our Sales & Lettings Office on 01702710555 if you wish to arrange a viewing appointment for this property or require further information.

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