



This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate. Plan produced using PlanUp.

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		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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			
England & Wales		EU Directive 2002/91/EC	

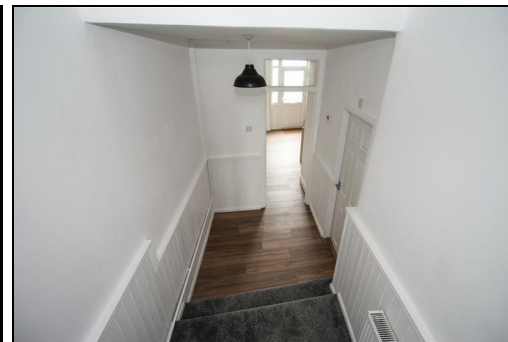


Viewing

Please contact our Sales & Letting Office on 017027 10555 if you wish to arrange a viewing appointment for this property or require further information.

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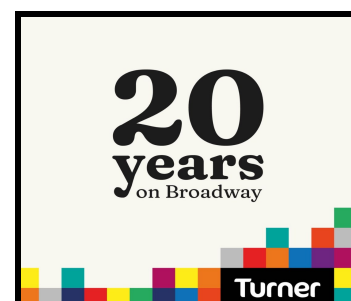


FIRST AND SECOND FLOOR MAISONETTE
FANTASTIC ESTUARY VIEWS
THREE BEDROOMS
REFITTED BATHROOM
SPACIOUS INNER HALLWAY

LOCATED ON THE BROADWAY
NO ONWARD CHAIN
REFITTED KITCHEN / DINER
REDECORATED THROUGHOUT
VIEWING AN ABSOLUTE MUST

Broadway, Leigh-On-Sea

£345,000



FANTASTIC ESTUARY VIEWS, BROADWAY LOCATION AND NO ONWARD CHAIN ARE OFFERED WITH THIS SPACIOUS FIRST AND SECOND FLOOR MAISONETTE. A double glazed entrance door leads into the refitted kitchen/diner, with double glazed window, range of fitted eye and base level units with Granite work surface over incorporating sink unit with mixer tap, built in electric over with four ring electric hob and extractor fan over, integrated dishwasher, space for washing machine and fridge / freezer, wall mounted combination boiler and smooth ceiling. An exceptionally spacious inner hallway has newly laid carpet, stairs rising to second floor, panelling to walls and cupboard housing gas meter. The refitted bathroom has obscure double glazed window to side, white suite comp panelled bath with shower screen, vanity wash hand basin, low level W.C ,part tiled walls and heated towel rail. Offering fabulous Estuary views, the large lounge has three wooden double glazed sash windows to front, newly laid carpet, feature fire surround and smooth ceiling. Bedroom Two completes the first floor with double glazed window, new carpet, feature fireplace and built in cupboard. on the second floor are two further bedrooms with double glazed windows, new carpet and smooth ceiling. The master bedroom has fitted wardrobes, and bedroom three enjoys absolutely stunning estuary views.

 3
  1
  1
  E
 Council Tax Band : A



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INNER HALLWAY
20' x 5' maximum

LOUNGE
15'8" x 13'11"

FITTED KITCHEN / DINER
14'4" reducing to 11' x
12'1"

BEDROOM ONE
15'7" x 13'2"

BEDROOM TWO
13'5" x 10'1"

BEDROOM THREE
15'9" reducing to 12'2" x
8'10"

REFITTED BATHROOM
8'6" x 5'8"

REDECORATED
THROUGHOUT

