

## Ground Floor



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

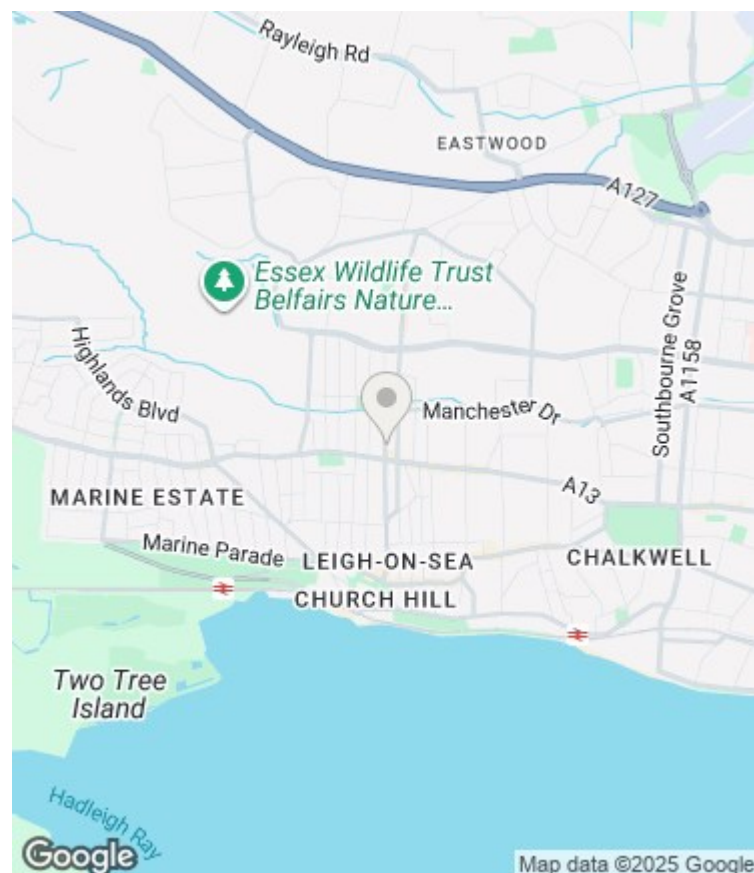
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

These particulars, whilst believed to be accurate are set out as a general outline only for guideline and do not constitute any part of an offer or contract. Intending purchasers should rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representations



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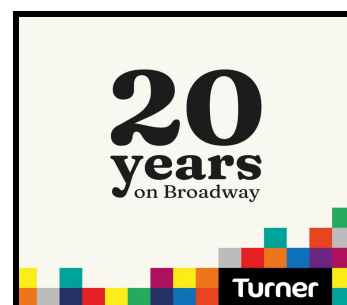


BEING SOLD WITH THE FREEHOLD  
CLOSE TO LONDON ROAD AND TRANSPORT LINKS  
GREAT SIZED FITTED KITCHEN / BREAKFAST ROOM  
PLENTY OF STORAGE  
LARGE MODERN BATHROOM

EXCEPTIONALLY SPACIOUS GROUND FLOOR FLAT  
TWO DOUBLE BEDROOMS  
GARAGE TO REAR  
PRIVATE REAR GARDEN  
NO ONWARD CHAIN - MOVE STRAIGHT IN

**Station Road, Leigh-On-Sea**

**GUIDE PRICE £350,000 - £375,000**





WHAT & WHERE - AN EXCITING OPPORTUNITY TO PURCHASE THIS EXCEPTIONALLY SPACIOUS GROUND FLOOR FLAT, BEING SOLD WITH THE FREEHOLD. JUST NORTH OF THE LONDON ROAD, THE FLAT IS PERFECTLY PLACED FOR LOCAL SHOPS, SCHOOLS, TRAIN STATION AND TRANSPORT LINKS. WITH LOADS OF STORAGE, MODERN KITCHEN / DINER, SPACIOUS BATHROOM, GARAGE AND PRIVATE REAR GARDEN, THIS PROPERTY DESERVES AN IMMEDIATE INTERNAL INSPECTION.

WHY - PERFECT AS A FIRST PURCHASE, INVESTMENT PROPERTY OR A DOWNSIZER LOOKING TO BE IN A CENTRAL AND CONVENIENT LOCATION. WE FEEL THIS SUPER PROPERTY OFFERS SOMETHING FOR EVERYBODY.

 2  1  1  C

Council Tax Band : B



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Turner Sales & Lettings





#### ENTRANCE HALL

3.38m x 2.87m reducing to 1.98m (11'1" x 9'5" reducing to 6'6")

#### LOUNGE

4.90m plus door recess x 3.63m (16'1" plus door recess x 11'11")

#### FITTED KITCHEN / BREAKFAST ROOM

3.71m x 3.63m (12'2" x 11'11")

#### BEDROOM ONE

3.71m x 3.51m (12'2" x 11'6")

#### BEDROOM TWO

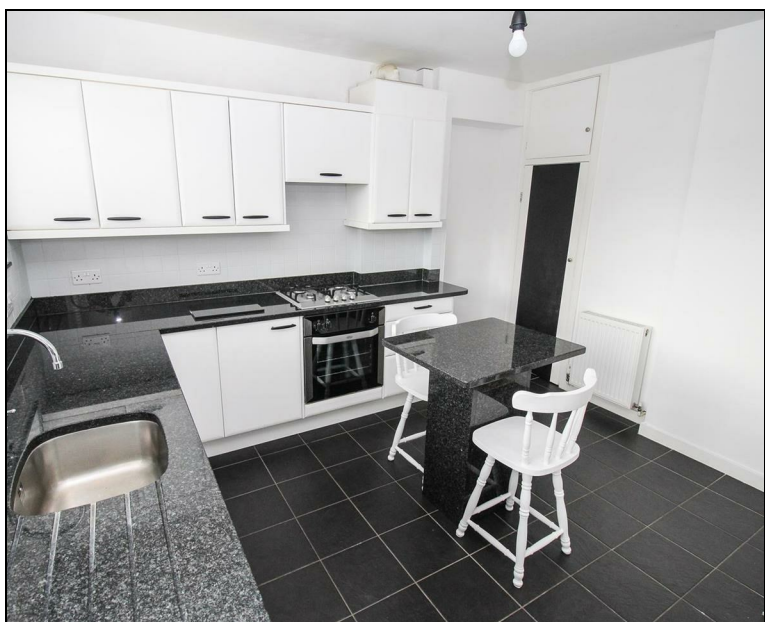
3.68m x 2.41m (12'1" x 7'11")

#### BATHROOM

3.15m x 1.57m (10'4" x 5'2")

#### PRIVATE REAR GARDEN

GARAGE IN BLOCK TO REAR



[www.turnerstates.co.uk](http://www.turnerstates.co.uk)

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