



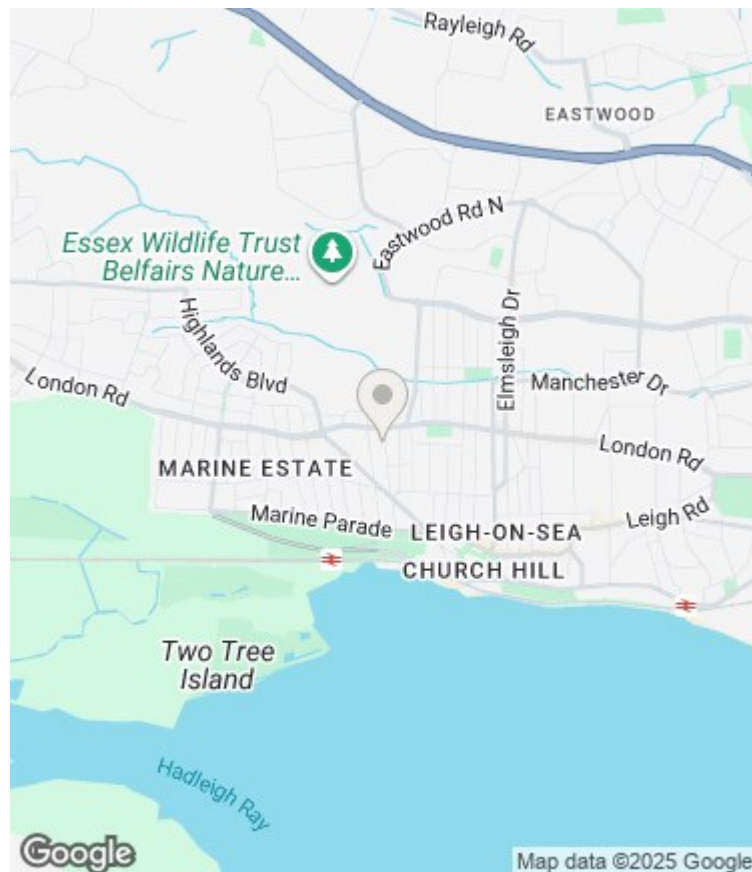
This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

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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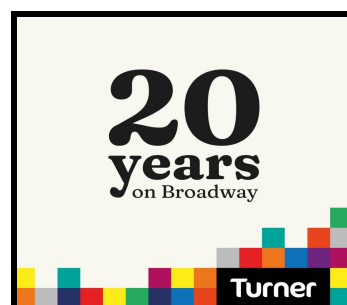


SOUGHT AFTER MARINE ESTATE LOCATION
TWO BEDROOMS
APPROX 75' WEST FACING REAR GARDEN
WEST LEIGH SCHOOL CATCHMENT
SEA GLIMPSES

SPACIOUS FIRST FLOOR FLAT
OWN DRIVEWAY WITH GARAGE
NO ONWARD CHAIN
LOUNGE WITH BAY WINDOW
VIEWING AN ABSOLUTE MUST

Salisbury Road, Leigh-On-Sea

£395,000



WHAT & WHERE - LOCATED ON THE EVER SOUGHT AFTER MARINE ESTATE, THIS SPACIOUS AND WELL PRESENTED FIRST FLOOR FLAT, OFFERING SHARE OF FREEHOLD, OFF STREET PARKING, GARAGE AND PRIVATE WEST FACING REAR GARDEN. BEING SOLD WITH NO ONWARD CHAIN, BENEFITS ALSO INCLUDE SPACIOUS KITCHEN / DINER, LOUNGE WITH BAY WINDOW, SEA GLIMPSES AND WEST LEIGH SCHOOL CATCHMENT.

WHY - AN AMAZING FIRST PURCHASE OR A PERFECT DOWNSIZE, PROPERTIES OF THIS CALIBRE IN THIS LOCATION RARELY COME TO THE MARKET AND WE WOULD STRONGLY ADVISE AN IMMEDIATE INTERNAL INSPECTION.

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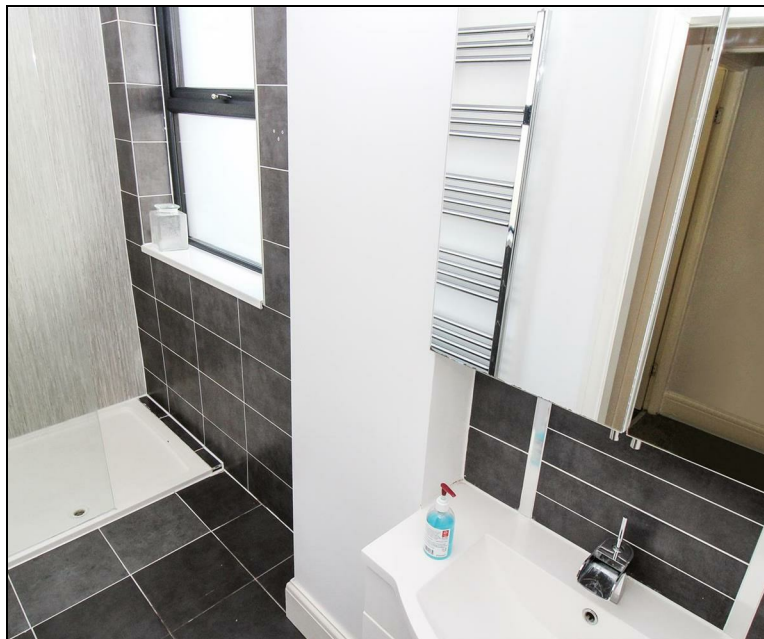
Council Tax Band : B



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Turner Sales & Lettings



COMMUNAL ENTRANCE
PORCH

ENTRANCE HALL

LANDING

3.99m x 2.87m reducing
to 0.84m (13'1" x 9'5"
reducing to 2'9")

LOUNGE WITH BAY
WINDOW

5.08m into bay x 3.94m
(16'8" into bay x 12'11")

FITTED KITCHEN /
BREAKFAST ROOM
5.05m x 2.92m (16'7" x
9'7")

SHOWER ROOM

3.10m x 1.17m (10'2" x
3'10")

W.C

2.13m x 0.84m (7' x 2'9")

INNER LOBBY

3.12m x 0.69m (10'3" x
2'3")

BEDROOM ONE

3.96m x 3.45m (13'32 x
11'4")

BEDROOM TWO

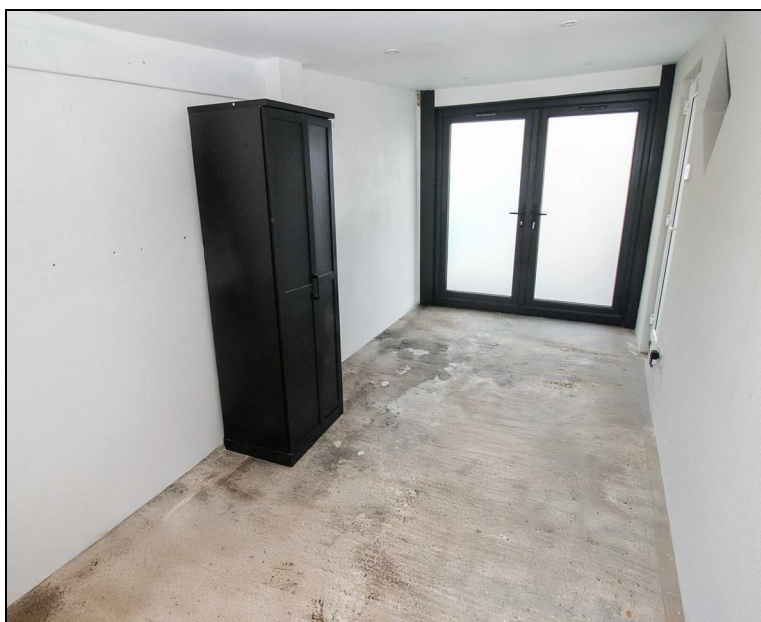
2.41m x 0.84m (7'11" x
2'9")

REAR GARDEN

approximately 22.86m
(approximately 75')

OFF STREET PARKING

GARAGE



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01702 710555

