



established 1919



Chartered Surveyors
Residential Sales + Lettings
Commercial Sales + Lettings
Property Management
Surveys + Professional

40 Clarence Street,
Southend-On-Sea, SS1 1BD

t: 01702 433663

e: residential@sorrellproperty.co.uk

www.sorrellproperty.co.uk



London Road, Leigh-On-Sea, SS9 2QP

£225,000

Being situated on the sought after Marine estate within a character art deco building, is this spacious purpose built apartment offering no onward chain. The property has two double bedrooms and a good size lounge diner. There is double glazing and gas central heating and has the added advantage of a full width South facing balcony. Viewing is recommended to appreciate the size of accommodation on offer.

Secured door to communal entrance lobby, stairs to first floor, personal door to :

Entrance Hall

Carpeted, wall papered walls, wall mounted security entry phone, three built in storage cupboards, radiator, wall mounted thermostat, doors off to:

Kitchen 7' x 9' (2.13m x 2.74m)



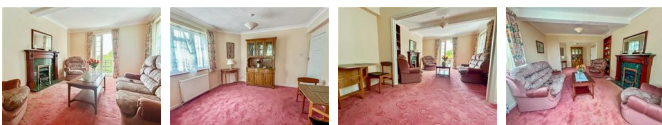
Fitted with cupboard and drawer base units and eye level wall cupboards with rolled top work surfaces, tiled splashbacks, built in four ring gas hob with electric oven under and concealed extractor over, recess and plumbing for washing machine and dishwasher, space for under counter fridge and freezer, polyurethane sink unit with single bowl single drainer and mixer tap, double glazed windows to side, vinyl flooring, remainder of walls being smooth plastered:

Bathroom/W.C. 11' max x 8'max (3.35m max x 2.44mmax)



Fitted with panelled bath with mixer tap and shower attachment, close coupled push button flush W.C., pedestal wash hand basin, independent tiled shower cubicle with electric shower, vinyl flooring, tiled walls, opaque double glazed window to side, wall mounted heated towel rail:

Lounge/Diner 23'1 x 11'1 (7.04m x 3.38m)



Carpeted, wall papered walls to coved ceiling, feature fireplace with gas coal effect fire and wood surround, double gazed windows to side, radiators, double glazed double doors to south facing balcony:

Bedroom One 11'6 x 11'3 (3.51m x 3.43m)



Carpeted, wall papered walls, built in wardrobe space, cupboard with shelving, radiator, double glazed windows to side, double glazed double doors leading to south facing balcony:

Bedroom Two 11'1 x 8' (3.38m x 2.44m)



Carpeted, wall papered walls, double glazed windows to side, radiator:

Externally



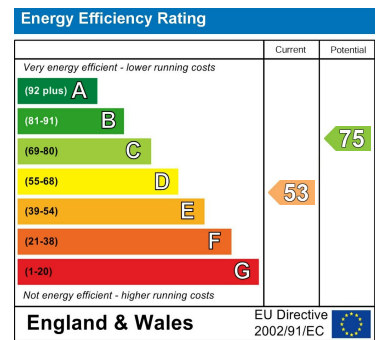
Full width south facing sun balcony.

Floor Plan

Area Map



Energy Efficiency Graph



The agent has not tested any apparatus, equipment, fixtures, fittings, or services and so cannot verify that they are in working order or fit for the purpose. You should obtain verification from your Solicitor or Surveyor.