

Two Bedroom Upper Floor Flat For Sale - **£225,000**

**Leigh Hall Road, Leigh-On-Sea SS9 1RL**



## KEY FEATURES

- Two Bedrooms ● A Walk Away from the highly sought after Leigh Broadway ● Open Plan Kitchen Lounge ● Double Glazed Windows ● Gas Central Heating ● First Floor Flat ● Plentiful Natural Light ● Recently Redecorated ● No Onward Chain ● Available Now!

## Description

Calling all First Time Buyer and Investors! First Floor, Two Bedroom Flat! This deceptively spacious property is complete with a large open plan kitchen lounge that boasts a bright and scenic ambiance with its large bay window towards the front elevation. Whilst being freshly decorated and with added benefits such as double glazing throughout, central heating, a large double bedroom and an additional second bedroom, this flat is local to the popular and sought after Leigh Broadway where shops and fine dining eateries are only a walk away! Within a short drive from Leigh On-Sea Train Station as well as the Seafront, this home makes days out and lively evenings convenient. With no onward chain, early viewing is advised!

## Accommodation

### Communal Entrance Lobby

Accessed via a wooden, paneled front door with a further private door leading to the property.

### Entrance Hallway

Once through the private front door, there are rising stairs up to the first floor which is finished with wood effect laminate flooring, freshly painted walls and a fitted radiator as well as a high, coved ceiling. Off the main entrance way are multiple doors leading to...

### Living Room 16' 4" x 12' 2" (4.97m x 3.71m)

A charmingly spacious area brimming with natural light from the double glazed windows to the front elevation of the property, finished with wood effect laminate flooring, a high, textured and coved ceiling, a fitted radiator and with folding doors leading to...

### Kitchen 10' 7" x 6' 3" (3.22m x 1.90m)

A bright room fitted with eye level units as well as low level base and draw units, with marble effect worktops and amenities such as an inset sink, an electric oven and extractor whilst also having ample space for a washing machine with plumbing. Finished with stone splashback tiling and laminate wooden effect flooring with a further textured ceiling.

### Bedroom One 13' 8" x 12' 2" (4.16m x 3.71m)

A spacious carpeted double bedroom with a high textured ceiling, a fitted radiator and a double glazed window to the rear elevation of the property.

### Bedroom Two 9' 1" x 8' 8" (2.77m x 2.64m)

A bright bedroom with large double glazed windows to the rear of the property, providing views of the neighborhood with an added built in storage cupboard, a fitted radiator and finished with a high, coved and textured ceiling.

### Bathroom 10' 7" x 5' 4" (3.22m x 1.62m)

A suite comprising of a paneled bath, fitted with a wall mounted shower and shower screen, a low level W/C and pedestal hand wash basin. The walls are finished with partial stone, splashback tiling with a high textured ceiling finished with wood effect laminate flooring. Natural light floods in from the obscured window to the left of the property.



## Floorplan



## EPC Graph & Additional Information

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 C      |
| 55-68 | D             | 68 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Tax Band for this property is: **B**  
 EPC rating for this property is: **D**  
 Tenure of the property is: **Leasehold**

**If Leasehold**, the remaining lease term is approximately: 157 years.  
 For more detailed enquiries regarding the ground rent, maintenance costs, etc. please telephone our office.



## Disclaimer

Whilst every effort is made to ensure that the information provided in these particulars is accurate, customers should view such information, including descriptions, room sizes & photos, purely as a guide and should not be relied upon. All appliances are untested. Items shown in the photos are not necessarily included with the property.