



\* TWO DOUBLE BEDROOMS \* A fantastic two double bedroom split level apartment in a sought-after area of Leigh-on-Sea and just moments from the beachfront, Leigh Broadway and Chalkwell Station, meaning this property is ideal for commuters. Upon entering the property you are greeted with stairs rising to the first floor where you will find a great size lounge/diner that boasts a beautiful feature fireplace. Also leading from the landing are two double bedrooms, a modern fitted kitchen and a three piece bathroom. Carpeted stairs lead to the second floor, entering into a large loft room that could be used as a third bedroom, along with a large store room.

- To Request a Viewing, Please Email Agent or Request Details Online
- Beautiful lounge/diner with feature fireplace
- Contemporary three-piece bathroom
- Situated in the heart of Leigh-on-Sea
- Chalkwell Park and Beach within walking distance
- Two double bedrooms
- Modern fitted kitchen
- Double glazing and gas central heating
- Short walk to Leigh Broadway and Chalkwell Train Station
- Working Tenants Only and No Bad Credit

## Carlton Drive

Leigh-on-Sea

**£1,400 Per Month**

Per Month



# Carlton Drive



## Frontage

Front garden area, access to outside area, door to:

## Lobby

Communal entrance lobby to the ground floor with private door into:

## Entrance Hall

Leadlight window to front aspect, double glazed windows to side aspect, ceiling light, stairs rising to the first floor, carpet to floor.

## First Floor Landing

Ceiling light, gas radiator, carpet to floor, stairs rising to the the loft room on the second floor. Doors into the following rooms:

## Lounge/Diner

13'1" x 16'11"

Double glazed windows to front aspect, ceiling light, radiator, beautiful feature fireplace, carpet to floor.

## Kitchen

6'7" x 9'6"

Double glazed window to rear aspect, modern fitted kitchen comprising of; a range of wall and base level units, laminate roll edge worktops, stainless steel sink and drainer, integrated fridge, integrated freezer, integrated washing machine, integrated oven, integrated four ring hob with extractor over, vinyl tiled flooring.

## Bedroom One

12'5" x 13'1"

Double glazed window to rear aspect, radiator, built-in storage cupboard, carpet flooring.

## Bedroom Two

8'0" x 9'3"

Double glazing to front, radiator, carpet to floor.

## Bathroom

6'84 x 5'86

Obscured double glazed window to the side aspect, modern three-piece suite comprising of; 'P' shaped bath with taps & shower over, low level WC, vanity unit wash basin, vinyl flooring, part tiled walls, extractor fan, heated chrome towel rail.

## Second Floor

### Larger Loft Room

8'11" x 20'2"

Double glazed to rear with estuary glimpses, eaves storage, radiator, carpet to floor.

### Loft Room

8'11" x 9'3"

Eaves storage, radiator, carpet to floor.

## Agents Notes

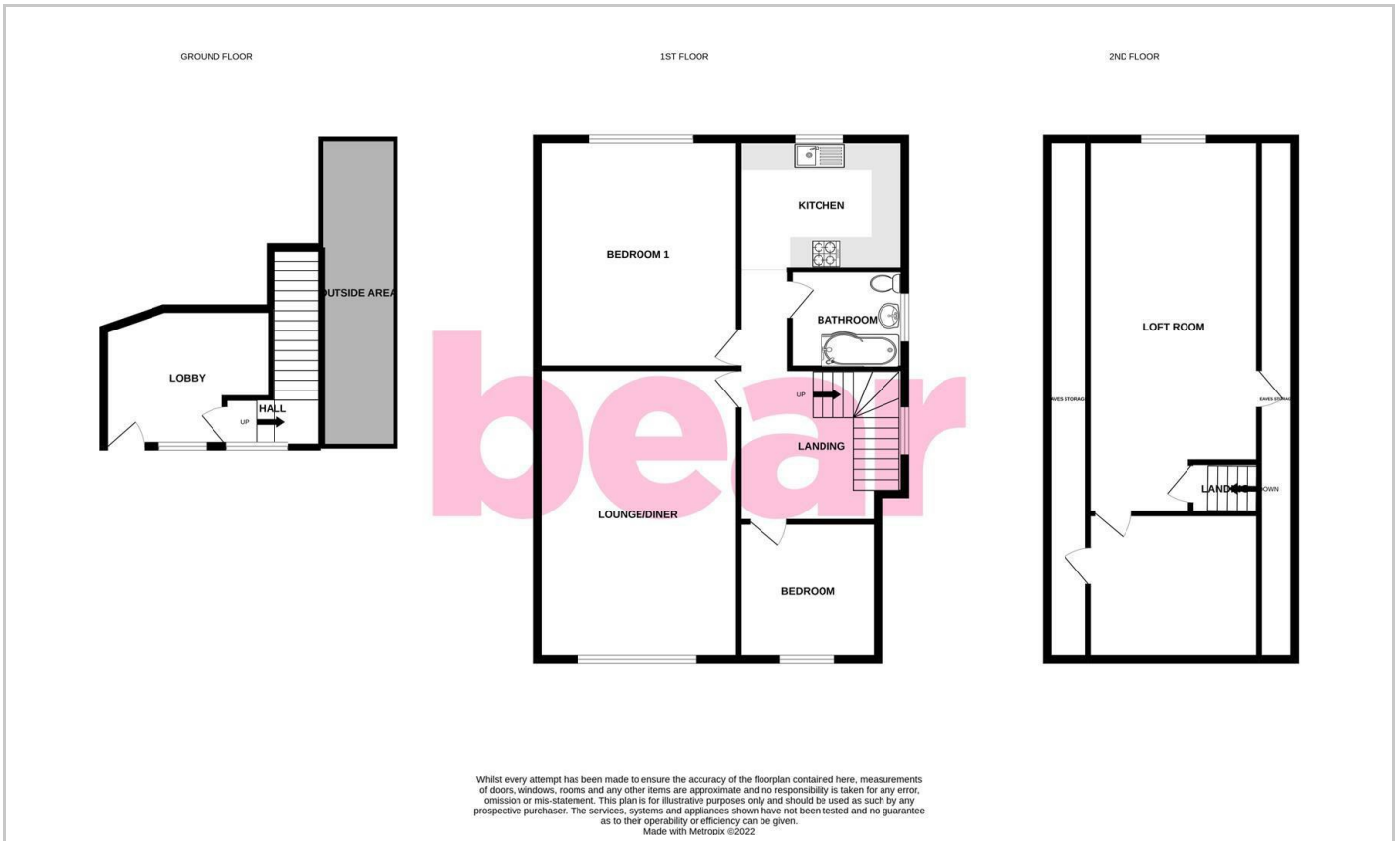
Council Tax Band: B

Deposit: £1,500





# Floor Plan



# Area Map



# Viewing

Please contact our Southend-on-Sea Office on 01702 899 780 if you wish to arrange a viewing appointment for this property or require further information.

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204 Woodgrange Drive, Southend-on-Sea, Essex, SS1 2SJ

Office: 01702 899 780 [info@bearlettings.co.uk](mailto:info@bearlettings.co.uk)

# Energy Efficiency Graph

