



Spacious and well-presented two bedroom ground floor flat situated within easy reach of Leigh Mainline Train Station, local shops and Leigh-on-Sea's Broadway. This home boasts a modern finish throughout, a bathroom with a separate WC and its own rear private garden.

- To Request a Viewing, Please Enquire Online Through Rightmove
- Popular Location
- Two Piece Bathroom and a Separate WC
- No Smokers
- Double Glazing
- Private Rear Garden
- Two Bedrooms
- Pets Considered
- Working Tenants Only
- Gas Central Heating

## London Road

Leigh-on-Sea

**£1,100**



# London Road



The property is conveniently located for all local amenities which include favoured schools such as The West Leigh School and The Belfairs Academy, Belfairs Woods and Golf Course and Leigh Broadway with its array of bars, cafes and restaurants. Also within walking distance is Leigh-on-Sea Mainline Station, Old Leigh and the beautiful seafront.

The accommodation comprises; a welcoming 'L' shaped entrance hallway, a spacious living room, two double bedrooms, a modern fitted kitchen and a bathroom with a separate WC. Externally, this lovely home boasts a private and secluded decked garden to the rear.

## **Two Double Bedroom Ground Floor Flat**

### **Direct Access to Own Rear Garden**

#### **Lounge**

13'11 x 10'6

#### **Kitchen**

12'10 > 9'3 x 9'11

#### **Bedroom One**

12'11 x 10'8

#### **Bedroom Two**

9'11 x 8'11

## **Two Piece Bathroom**

### **Separate WC**

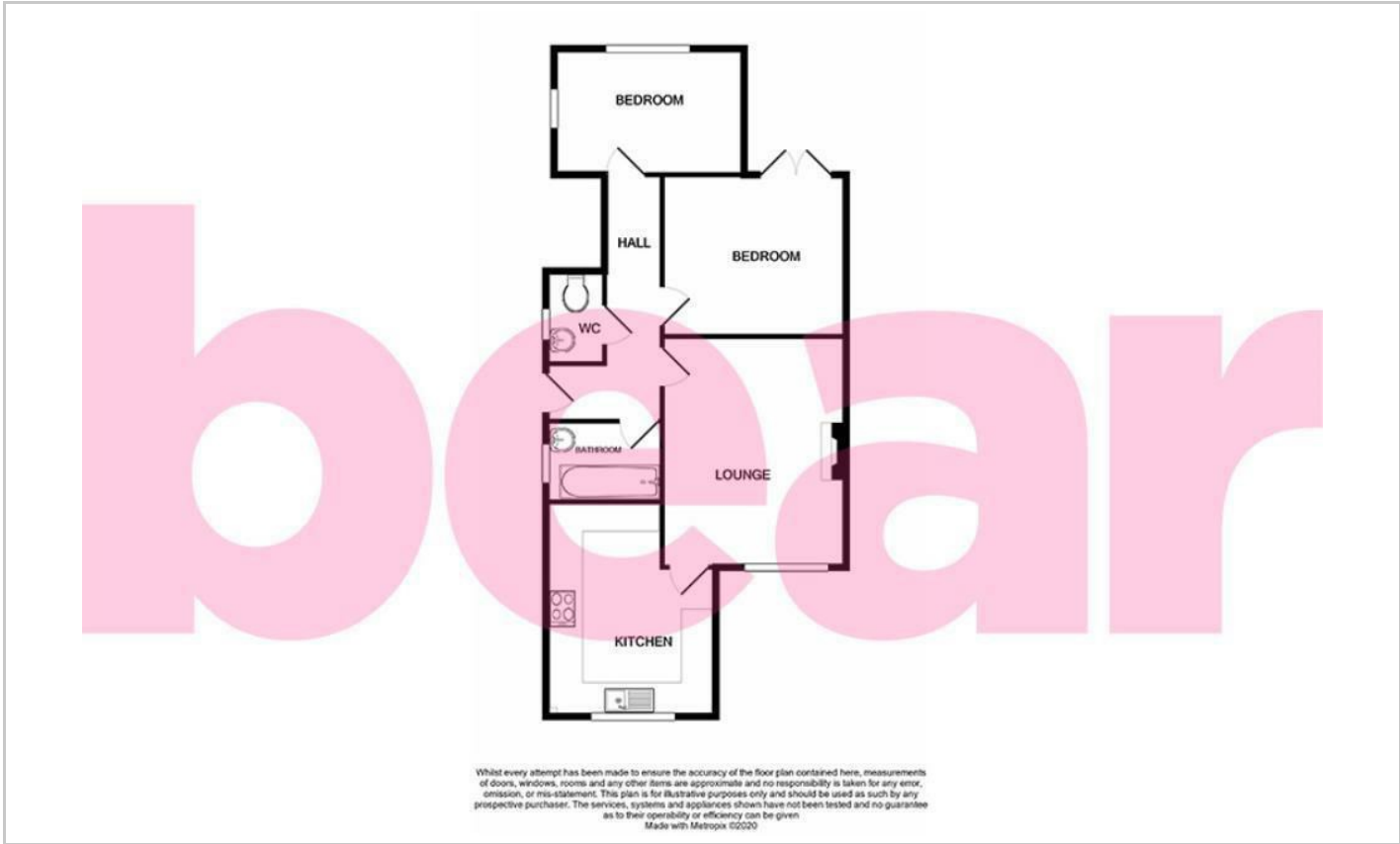
### **Double Glazing**

### **Gas Central Heating**

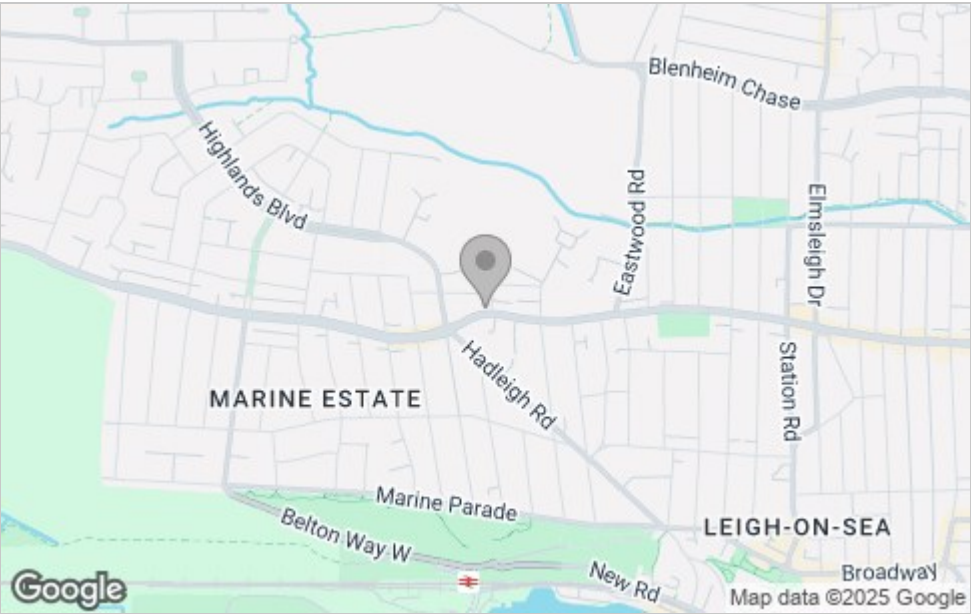




Floor Plan



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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

