

# bear

*Estate Agents*



\* £260,000- £280,000 \* ENTRANCE VIA PARK ROAD \* FIRST AND SECOND FLOOR MAISONETTE \* THREE DOUBLE BEDROOMS \* RENOVATED SHOWER ROOM AND MODERN KITCHEN \* WEST LEIGH CATCHMENT AREA \* MARINE ESTATE \* This incredibly spacious, three double bedroom split level maisonette offers the new buyer ample space, a fantastic location with amenities, Leigh Station and the Broadway all only a walk away and a brilliant school catchment, with both West Leigh and Belfairs within it. There is also a modern kitchen-breakfast room, dual aspect lounge and a renovated shower room. The property should be viewed internally to appreciate all it has to offer!

- 'Marine Estate' location
- Split level 1st/2nd floor maisonette
- Short walk to Leigh train station
- Modern fitted kitchen-breakfast room
- Amenities and bus links on the London Road
- Three double bedrooms
- West Leigh School catchment area
- Short walk to the Broadway and Old Leigh
- Ample storage
- Sea views

## London Road

Leigh-On-Sea

**£260,000**

Price Guide



# London Road



## Frontage

UPVC front door leading to:

## Communal Entrance

Communal entrance door to the front, carpeted stairs rising to the first floor, door to:

## Private Entrance Hallway

Doors to all rooms.

## Lounge

13'6" x 11'11"

Dual aspect double glazed windows to front and side aspects, two double radiators, coving, skirting, and carpet.

## Master Bedroom (Top Floor)

24'4" > 12'0" x 17'3" > 7'11"

UPVC double glazed sash window and a double glazed Velux window to rear aspect as well as a Velux window to side aspect, open eaves storage areas as well as two standard eaves storage cupboards, electric radiator, skirting, and carpet.

## Bedroom Two

11'7" x 10'3"

UPVC double glazed windows to side aspect, large fitted wardrobes, coving, double radiator, skirting, and carpet.

## Bedroom Three

11'11" x 9'4"

UPVC double glazed window to front aspect, double radiator, coving, skirting, and carpet.

## Renovated Three-Piece Shower Room

9'10" > 5'8" x 6'0"

Obscured UPVC double glazed window to side aspect, combined vanity unit with worktop, sink and chrome mixer tap and a toilet and with hidden cistern, wall mounted LED lit mirror, mosaic effect tile flooring, floor to ceiling wall tiles, shower cubicle with drencher head and secondary shower attachment as well inset shelving, spotlighting.

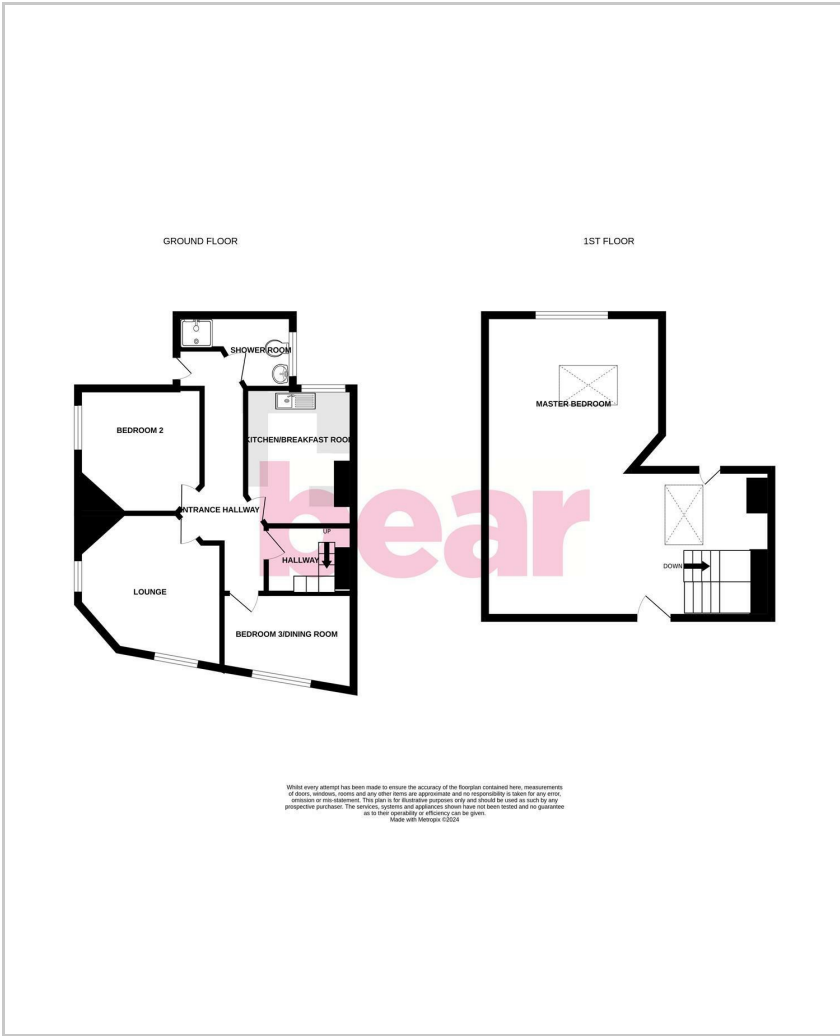
## Kitchen-Breakfast Room

11'8" x 9'3"

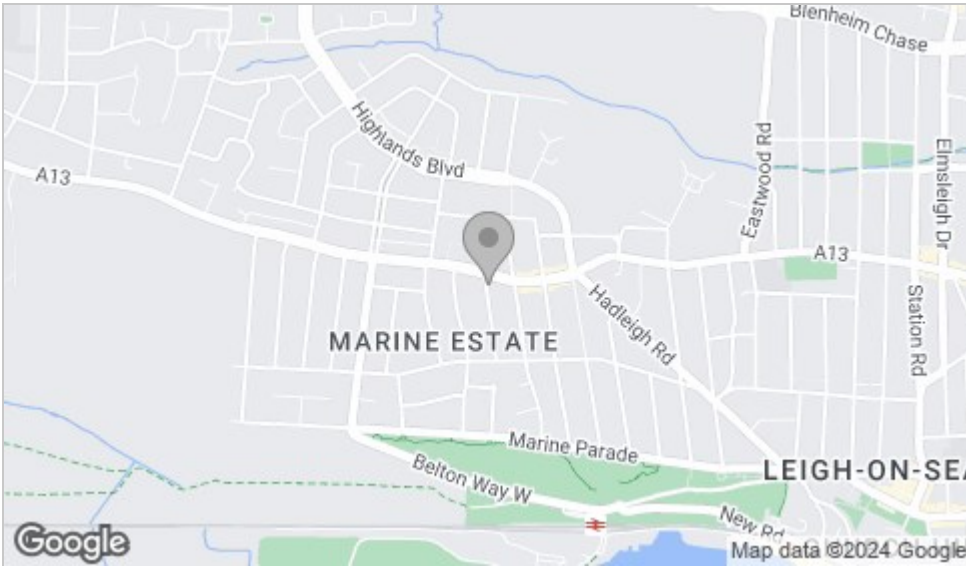
UPVC double glazed window to rear aspect, modern kitchen units both wall mounted and base level comprising; real wooden worktops, inset sink and drainer with chrome mixer tap, five ring burner gas hob and oven with stainless steel extractor fan above, tiled splashback, under counter dishwasher, under counter washing machine, integrated fridge freezer, boiler, skirting, wood effect laminate flooring.



# Floor Plan



## Area Map



## Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		