



* £260,000 - £280,000 * ALLOCATED PARKING * KITCHEN-FAMILY ROOM * TWO BED/TWO BATH * WEST LEIGH SCHOOL CATCHMENT * SHORT WALK TO LEIGH STATION * CENTRAL LEIGH LOCATION * This bright and spacious top floor flat offers ample living space and storage, as well as a family bathroom and en-suite to master. There is an open/plan kitchen-family room for modern living - with enough room for a lounge and dining area setup and the property also boasts allocated parking, secure door entry system and a bin and bike store. You have amenities on your doorstep and bus routes via the London Road, while Old Leigh and the ever-popular Broadway are only a stroll away. The property is also within both the West Leigh School and Belfairs Academy catchment areas, making this property not one to miss!

- Allocated parking
- Short walk to Leigh Station for commuters
- Only a walk to the Broadway and Old Leigh
- Two bedroom/Two bathroom
- Top floor flat
- Spacious bedrooms with ample storage
- Great amenities and bus links via the London Road
- Central Leigh-on-Sea location
- Well presented building and grounds
- West Leigh School catchment area

London Road

Leigh-On-Sea

£260,000

Price Guide



London Road



Allocated Parking

One allocated parking within the designated car park behind the building.

Frontage

Access to parking, bin store, bike store, mature planting borders to the front with feature brick piers and wrought-iron fencing, lawn areas, block paved pathway leading to the communal entrance door with phone/entry system.

Communal Entrance Hallway

Carpeted room with staircase rising to second floor landing, private entrance door leading to:

Private Entrance Hallway

Large storage cupboard, doors to all rooms, electric heater, skirting, and carpet.

Master Bedroom

12'11" x 9'3"

UPVC double glazed window to front aspect, large built-in mirrored and sliding door wardrobes, electric heater, skirting and carpet.

En-Suite to Master

9'7" x 4'2"

Tiled shower cubicle, extractor fan, pedestal wash basin with chrome mixer tap and tiled splashback, low-level w/c, spotlighting, extractor fan, skirting, and lino flooring.

Bedroom Two

11'1" x 7'3"

UPVC double glazed window to front aspect, electric heater, skirting, and carpet.

Three-Piece Family Bathroom

6'10" x 5'9"

Bath with wall tiling and secondary shower attachment, low-level w/c, pedestal wash basin with chrome mixer tap and tiled splashback, extractor fan, spotlighting, wall-mounted mirrored cupboard, electric heater, skirting and wood effect lino flooring.

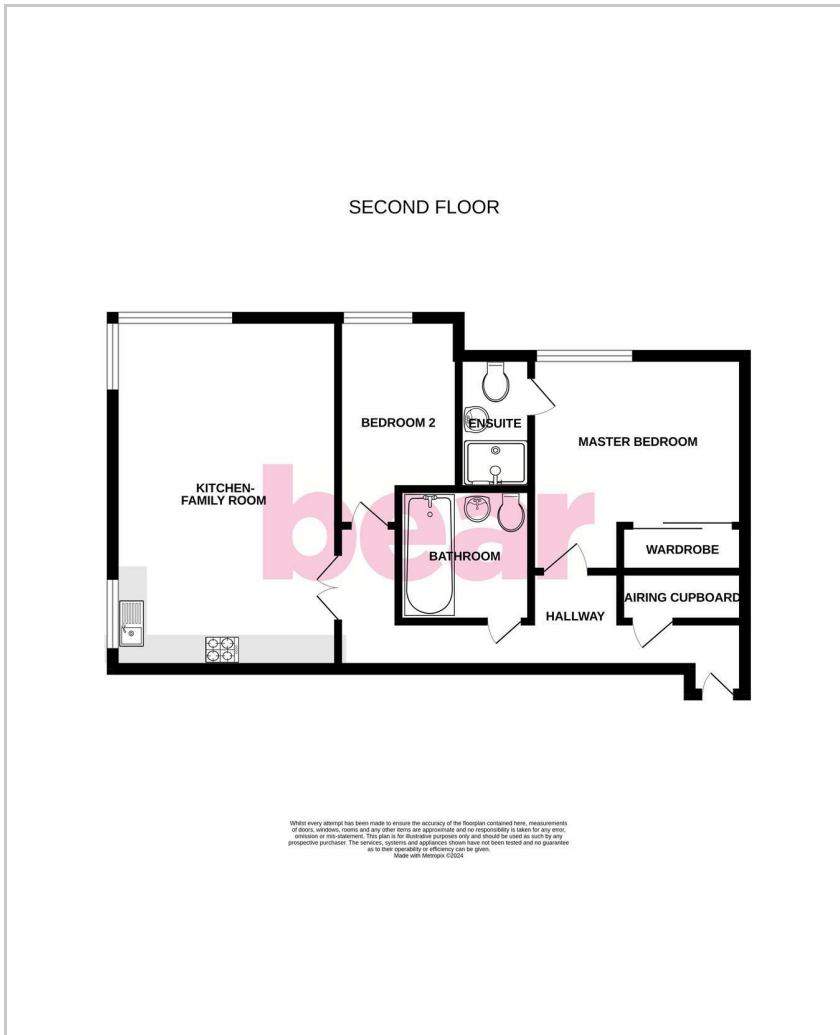
Kitchen-Family Room

19'3" x 12'7"

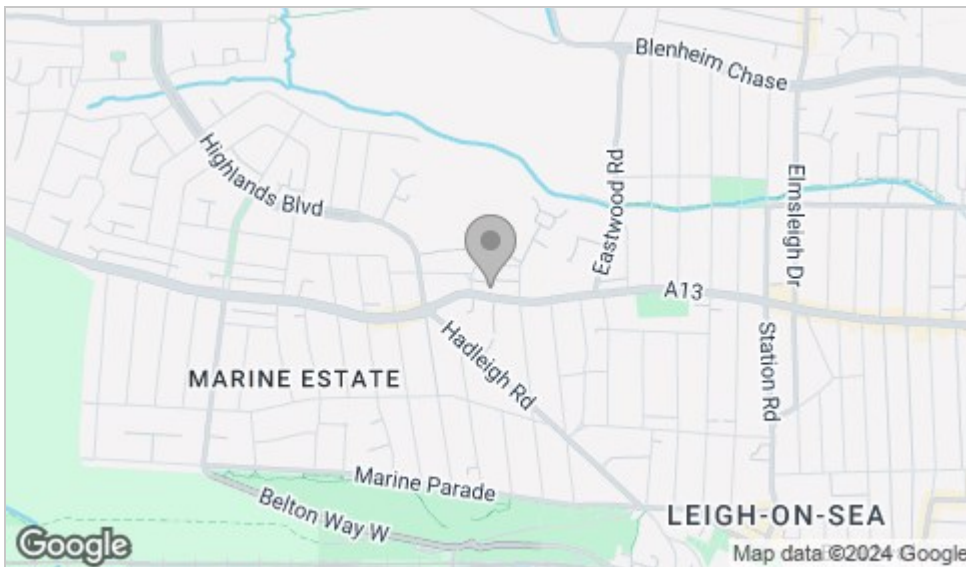
Dual aspect UPVC double glazed windows to side and front, wooden shaker style kitchen units both wall-mounted and base level comprising; stainless steel sink and a half with drainer and chrome mixer tap, laminate worktops and tiled splashbacks, Neff four ring burner induction hob with a Neff oven, stainless steel extractor hood, integrated fridge/freezer, integrated dishwasher, integrated washing machine, spotlighting, electric heater, skirting and a mixture of carpet and wooden effect lino 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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 los@bearestateagents.co.uk <http://www.bearestateagents.co.uk/>

Energy Efficiency Graph

