



\* £280,000- £310,000 \* SOUTH FACING BALCONY AND PRIVATE REAR GARDEN \* HEALTHY LEASE \* A fantastic three-bedroom first-floor flat situated in the heart of Leigh-on-Sea and within walking distance of the sought-after Leigh Broadway, for favoured shops and eateries. The property offers three great size bedrooms, with the master being an impressive 16'9 with a bayfronted window. There is also a good size lounge situated to the rear of the property which gives access to the private South facing balcony through French doors. In addition to the terrace there is a South-facing private rear garden. This fantastic property also comes with a healthy lease. Leigh Station and the Old Town is also a short walk away, whilst Belfair's Woods and Golf Course is also close by.

- Spacious first floor flat
- Three great size bedrooms
- Lounge leading out to a private South facing terrace
- South-facing private rear garden
- Fully fitted kitchen and three-piece
- Healthy lease
- Short walk to Leigh Train Station
- Local amenities on your doorstep
- Leigh Broadway close-by
- Multiple bus connections and easy access to the A13

## London Road

Leigh-On-Sea

**£280,000**

Price Guide



# London Road



## Frontage

Block paved pathway leading up to communal front door, communal entrance with stairs rising to the first floor leading to;

## Hallway

Front entrance door, storage cupboard, door providing access to stairs to the rear garden, laminate flooring, doors leading to:

## Lounge

14'11" x 10'11"

Double glazed french doors with sidelights to rear aspect opening to private terrace, double glazed windows to side, coved cornice to smooth ceiling with pendant lighting, radiator, laminate flooring.

## Kitchen

9'6" x 7'4"

Double glazed window to side aspect, a range of wall and base level units with rolltop work surfaces above incorporating stainless steel sink and drainer unit, integrated oven with gas hob and extractor unit over, space for fridge freezer, space for washing machine, tiled walls, wall mounted boiler, lino flooring.

## Bedroom One

16'9" x 11'8"

Double glazed bay fronted window to front, coved ceiling, radiator, carpet to floor.

## Bedroom Two

12'9" x 11'8"

Double glazed window to side aspect, coved ceiling, radiator, carpet to floor.

## Bedroom Three

9'8" x 8'5"

Double glazed window to side aspect, coved ceiling, radiator, carpet to floor.

## Three-piece Bathroom

Obscured double glazed window to side aspect. Three piece suite comprising panelled bath, pedestal wash hand basin, low level WC, carpet to floor.

## South-facing Terrace

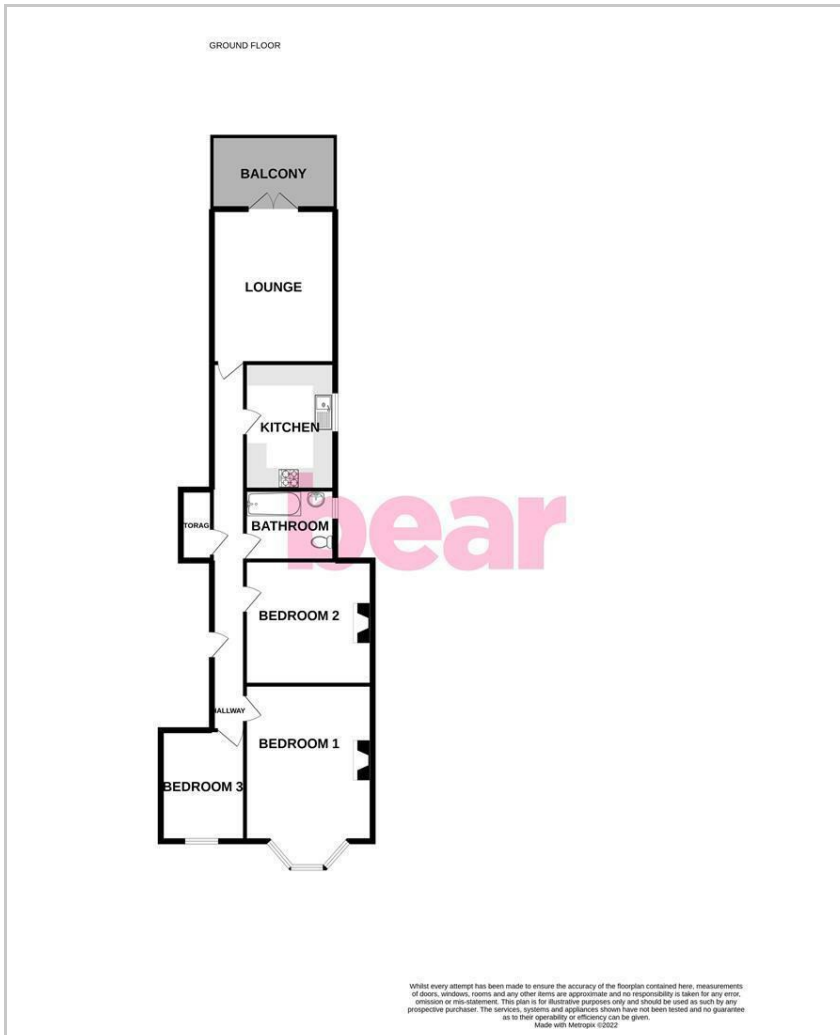
Sizeable roof terrace, artificial lawn.

## South Facing Rear Garden

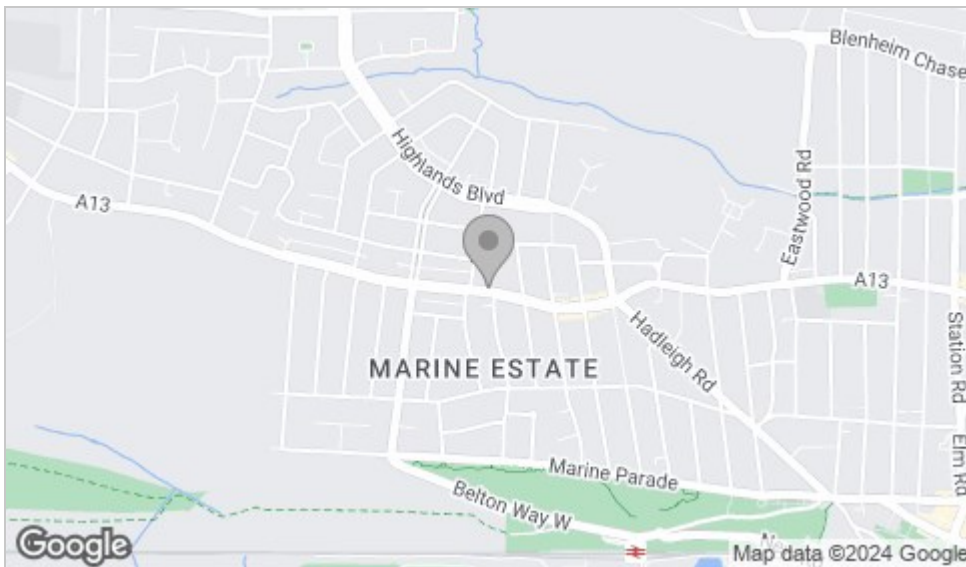
Side access leading to the rear garden, two garden sheds.



# 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

