



* £260,000- £290,000 * NO ONWARD CHAIN * BRAND NEW LEASE CAN BE ARRANGED UPON COMPLETION * NO ONWARD CHAIN * Nestled on the charming tree-lined Shirley Road in Leigh-On-Sea, this penthouse flat is a true gem waiting to be discovered. As you step into this modern abode, you are greeted by a bright and spacious hallway that exudes elegance. With two well-appointed bedrooms, each featuring its own en-suite bathroom and walk-in wardrobe, this penthouse offers the epitome of luxury living. The property boasts a generously sized lounge diner, perfect for entertaining guests or simply unwinding after a long day. Recently installed luxury carpets add a touch of sophistication to the space, creating a warm and inviting atmosphere. The fully fitted kitchen diner is a chef's delight, offering ample space to whip up culinary delights, while a separate WC adds convenience to this already impressive property. There is also the bonus of outside space on the balcony that you can soak in the views of the communal gardens. With the added advantage of two allocated parking spaces and visitor parking, convenience is truly at your fingertips. Whether you're looking for a peaceful retreat or a stylish space to entertain, this penthouse flat on Shirley Road offers the best of both worlds.

- Large penthouse apartment
- Two double bedrooms both with ensuite bathrooms and walk in wardrobes
- Balcony to the rear with access from kitchen diner and lounge diner
- Generous lounge with recently fitted carpets
- Eastwood Primary School and Belfairs Academy catchments
- Two allocated parking spaces and visitor parking
- Kitchen diner and a separate w/c
- Welcoming open hallway
- Secure entry phone system
- Short walk to local amenities and Belfairs Woods and Golf Course

Shirley Road

Leigh-on-Sea

£260,000

Price Guide



Shirley Road



Communal Hallway

Post box just outside communal entrance door, carpeted stairs rising to top floor.

Entrance Hallway

12'7" > 7'0" x 7'1" > 3'8"

Smooth coved ceiling with a pendant light, loft hatch equipped with loft ladders (the loft is part boarded and fully insulated), entry phone system, radiator, laminate flooring.

Bedroom One

14'3" maximum x 10'2"

Smooth coved ceiling with a fanlight, double glazed windows to the front, radiator, carpet, door to:

Walk in Wardrobe

8'1" x 5'8"

Smooth coved ceiling, radiator, carpet.

Ensuite Bathroom

8'6" x 8'0"

Smooth coved ceiling, obscured double glazed windows to the front, three piece bathroom which comprises of; pedestal wash basin, low-level w/c, tiled bath with a shower over, part tile walls, tiled floor, dado rail, radiator.

Bedroom Two

12'4" x 12'4"

Smooth coved ceiling with a fanlight, double glazed window to the front, radiator, laminate flooring, door to:

Walk in Wardrobe

5'9" x 3'10"

Smooth coved ceiling, fuse board, laminate flooring.

Ensuite Bathroom

9'10" x 6'2"

Smooth coved ceiling, extractor fan, obscured double glazed windows to the front, three piece bathroom suite comprising of; paneled bath, low-level w/c, pedestal wash basin, radiator, part tiled walls, tiled floor.

Separate W/C

6'1" x 2'11"

Smooth ceiling with an extractor fan, wall hung wash basin with a tiles splashback, low-level w/c, radiator, laminate flooring.

Lounge

17'6" maximum x 12'0"

Smooth coved ceiling, double glazed windows to the rear, UPVC double glazed door to the rear leading out to the balcony area, radiator, carpet.

Kitchen/Diner

11'10" x 11'10"

Smooth coved ceiling with a fanlight, modern gloss kitchen comprising of; wall and base level units with a roll edge laminate worktop, stainless steel sink and drainer with a mixer tap, tiled splashback, integrated four ring gas hob with an extractor fan above, integrated oven and grill, space for a tumble dryer, space for a washing machine, space for a dishwasher, space for a fridge freezer, wall mounted combination boiler, double glazed windows to the rear, UPVC double glazed door to the rear leading out to the balcony, laminate flooring, radiator.

Balcony

10'11" x 3'9" maximum

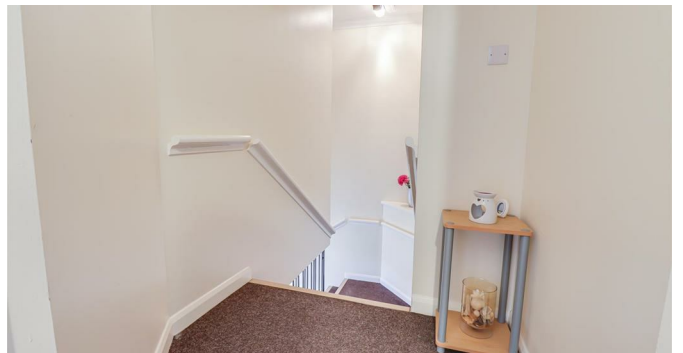
Wrought iron balustrade with flower beds, artificial lawn over a concrete base.

Exterior

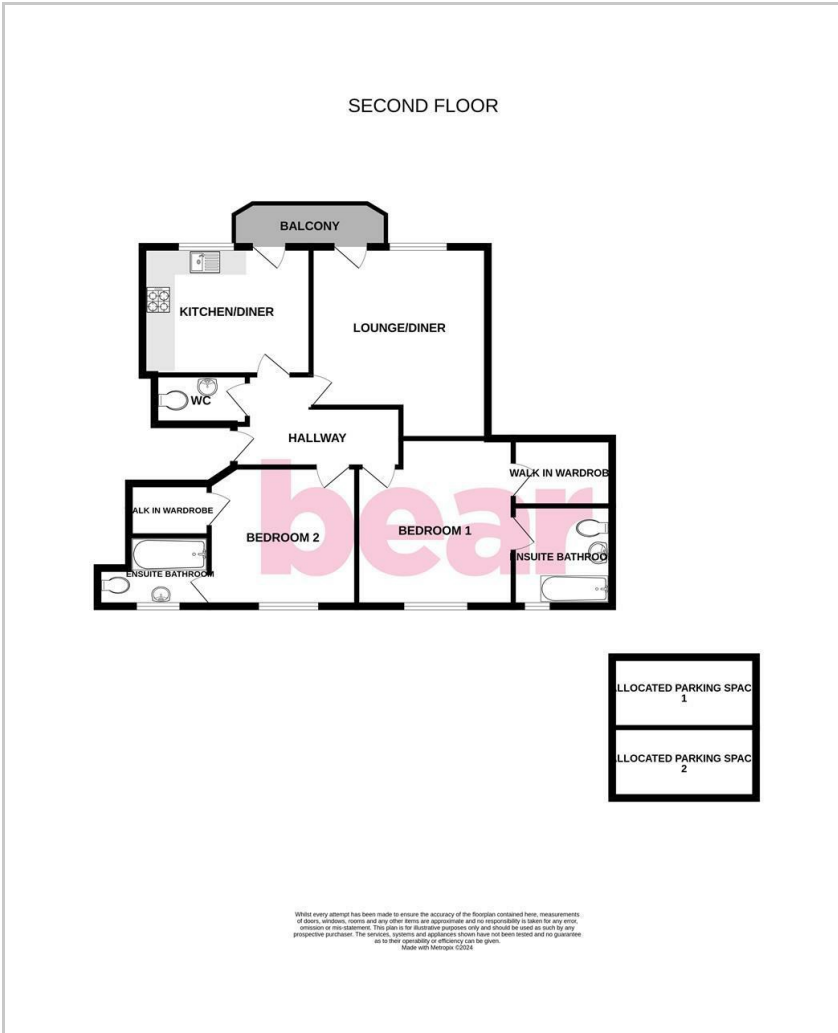
Well maintained car park where you have two allocated parking spaces, visitor parking, communal lawned garden area to rear.

Further Info:

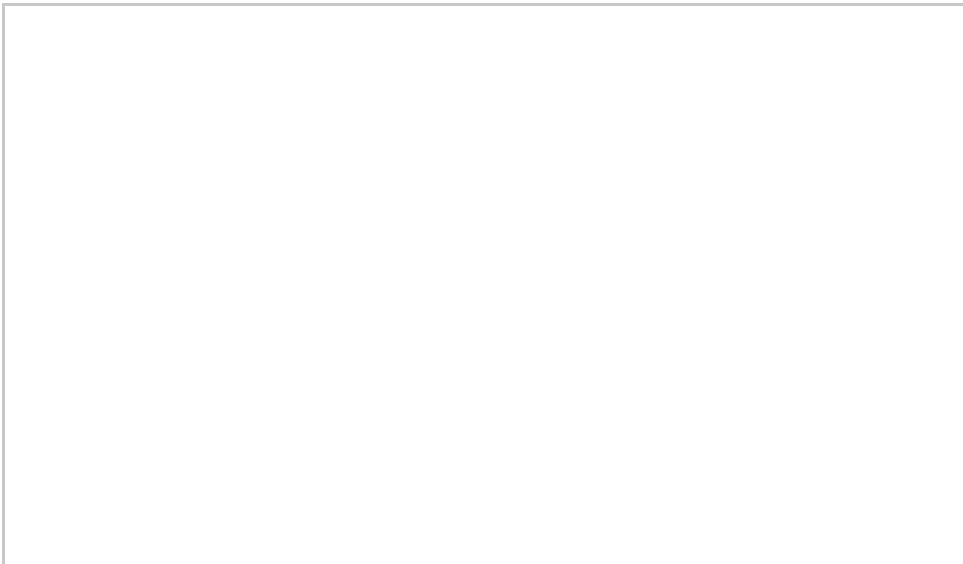
Ayers and Cruiks are the managing agents. There is low running costs of £120 per calendar month which includes service, maintenance and ground rent.



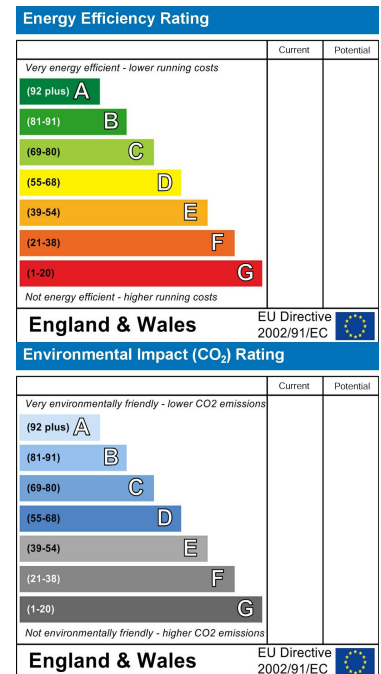
Floor Plan



Area Map



Energy Efficiency Graph



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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