

bear

Estate Agents



* £300,000- £325,000 * Welcome to this charming two-bedroom ground floor flat, a perfect blend of comfort and convenience. This home offers a spacious living room that opens directly to a private rear garden, providing an idyllic setting for both relaxation and entertainment. The well-proportioned kitchen, two cosy bedrooms, and a modern three-piece bathroom suite ensure that every inch of this property is utilized to its fullest potential. Located south of the bustling London Road in Leigh-on-Sea, this property places you right in the heart of a vibrant community. Enjoy easy access to a plethora of local shops, restaurants, and excellent transport links, making daily errands and commuting a breeze. This sought-after location ensures you are never far from the action, yet you can still enjoy the tranquillity of your private garden retreat.

- 2 Bedrooms: Spacious and inviting, perfect for comfortable living.
- Private Garden: Direct access to a serene outdoor space for relaxation and entertaining.
- South of London Road: Prime location in the heart of Leigh-on-Sea.
- Living Room with Garden Access: Seamless indoor-outdoor living experience.
- Ground Floor Flat: Easy access and convenience, ideal for all ages.
- Share of Freehold: Greater control over your property and potentially lower costs.
- Great Size Kitchen: Ample space for cooking and dining.
- Close to Shops and Transport Links: Convenient lifestyle with everything within reach.

Elm Road

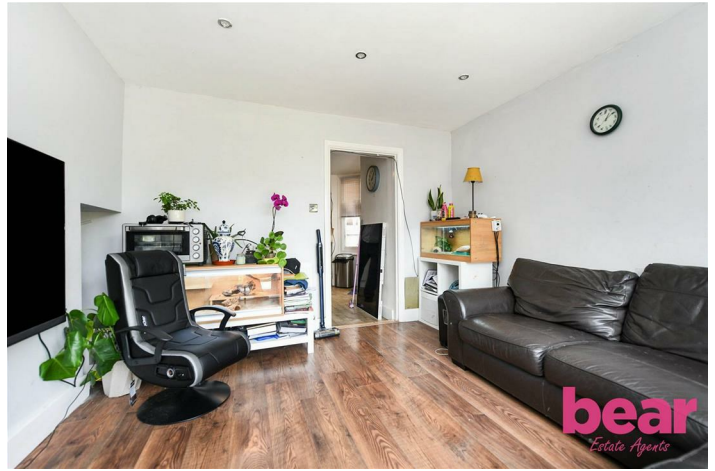
Leigh-on-Sea

£300,000

Price Guide



Elm Road



Property Overview

Bear Estate Agents are thrilled to market this two-bedroom ground floor flat boasting access to its own private rear garden. Being located south of the London Road in the heart of Leigh-on-Sea, the property is ideal for those looking to be within easy access of an array of local shops, restaurants, and transport links. The property comprises two bedrooms, a three-piece bathroom suite, a great size kitchen, and a living room providing direct access to the private rear garden. All of this as well as a share of the freehold! Viewings are being arranged; this property is not to be missed!

Ground Floor

As you enter this delightful flat, you're greeted by a spacious and inviting living room that offers direct access to your own private garden, perfect for enjoying morning coffee or hosting summer barbecues. The living room seamlessly connects to a generously sized kitchen, providing ample space for cooking and dining. The layout ensures an easy flow between the main living areas, enhancing the overall sense of space and comfort.

First Floor

The property features two well-appointed bedrooms, each designed to maximize comfort and privacy. The master bedroom is bright and airy, offering a serene retreat at the end of the day. The second bedroom is equally charming, ideal for guests, a home office, or a nursery. The contemporary three-piece bathroom suite is stylish and functional, completing the living accommodation on the ground floor.

Exterior

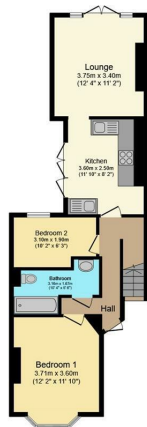
Step outside to your private rear garden, a rare and cherished feature for a ground floor flat. This outdoor space is perfect for gardening enthusiasts, providing a peaceful haven to unwind after a busy day. The garden also offers the ideal setting for outdoor dining and entertaining, ensuring that you can make the most of the warmer months.

School Catchment

This property falls within the catchment area of several highly regarded schools, making it an excellent choice for families. The local schools are known for their outstanding educational standards and community involvement, ensuring a supportive environment for children of all ages.



Floor Plan

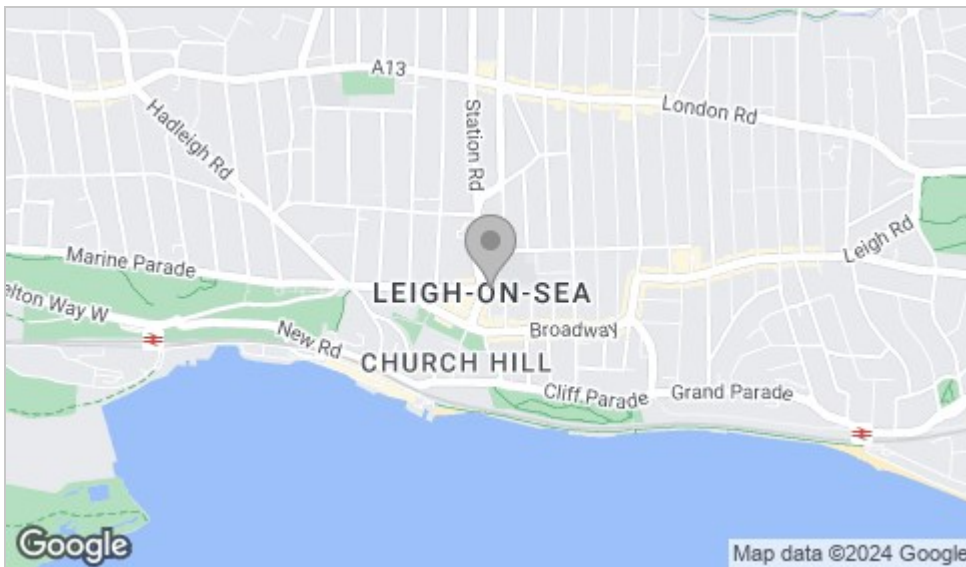


Total floor area 54.3 m² (584 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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

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