



Nestled in the picturesque Undercliff Gardens of Leigh-on-Sea, this charming flat offers a unique opportunity for those seeking a seaside retreat with endless potential. Boasting a spacious layout with one reception room, two bedrooms, and two bathrooms, this ground floor flat is a rare find. The property features a south-facing balcony that provides breathtaking panoramic views of the sea and lush gardens, creating a serene and tranquil setting. The two double bedrooms come complete with fitted wardrobes, while the expansive lounge diner opens up to the balcony, offering a perfect space for relaxation and entertainment. Imagine the possibilities with the potential to create a 40' statement kitchen lounge diner that overlooks the estuary, perfect for hosting gatherings and enjoying the stunning views. With the added benefits of a share of freehold, allocated parking, a garage, and ample visitor parking, convenience meets luxury in this seaside abode. Don't miss out on the chance to transform this already impressive flat into your dream coastal oasis.

- Extra large ground floor seafront flat
- Allocated parking, visitor parking and garage
- En-suite bathroom to master bedroom
- Potential for 40' open plan kitchen lounge diner
- Exciting renovation potential
- South facing balcony with panoramic sea views
- Two double bedrooms
- Additional shower room
- Share of freehold
- Short walk to Leigh Broadway and Old Town whilst on the doorstep to Chalkwell Station

## Undercliff Gardens

Leigh-on-Sea

**£450,000**



# Undercliff Gardens



## Exterior

Car park with allocated parking and garage. There are also visitor parking bays. Bridge over to the flat where you enter a communal hallway and stairwell descending to ground level. Door to:

## Large L-Shaped Hallway

Solid wood entrance door to side, entry phone system, wall lights, ample storage cupboards, electric radiator, carpet.

## Bedroom One

13'5" x 11'8"

Double glazed windows to rear overlooking communal gardens, coved ceiling, floor to ceiling fitted mirrored wardrobes, electric storage heater, carpet, door to:

## En-Suite Bathroom

9'1" x 7'8"

Obscure double glazed window to rear, built in cupboard with shelving, shower cubicle with an electric shower, electric storage heater, panelled bath, combined vanity unit wash basin and low level WC, electric storage heater, part tiled walls, lino floor.

## Bedroom Two

11'7" x 8'5"

Double glazed windows to rear overlooking the communal gardens, pendent light, fully fitted bedroom furniture including floor to ceiling wardrobes, top boxes and chest of drawers, electric radiator, carpet.

## Separate Shower Room

8'0" x 4'3"

Shower cubicle with an electric shower, pedestal wash basin, low level WC, electric heater, part tiled walls and carpet.

## Kitchen

10'7" x 10'4"

Kitchen comprises; wall and base level units with roll edge laminate worktops, space for fridge freezer, built in wine rack, 1.5 sink and drainer, tiled splashback, integrated Neff oven and grill, space for microwave, space for washing machine, integrated Neff electric four ring hob and extractor fan above, integrated dishwasher, double glazed window to side, opening to front giving views across lounge diner of the estuary, under counter lighting, laminate flooring.

## Lounge Diner

28'5" x 14'7"

Coved ceiling, double glazed window to side, two electric storage heaters, feature fireplace with wooden surround and marble hearth, double glazed patio doors to front overlooking the gardens and the estuary, wall lights. PLEASE NOTE: Room would be 12.05m x 4.44m if you was to open kitchen up to lounge diner.

## South Facing Balcony

12'5" x 6'11"

Tiled floor, gate to side access to front gardens and rear communal gardens.

## Communal Gardens to Rear

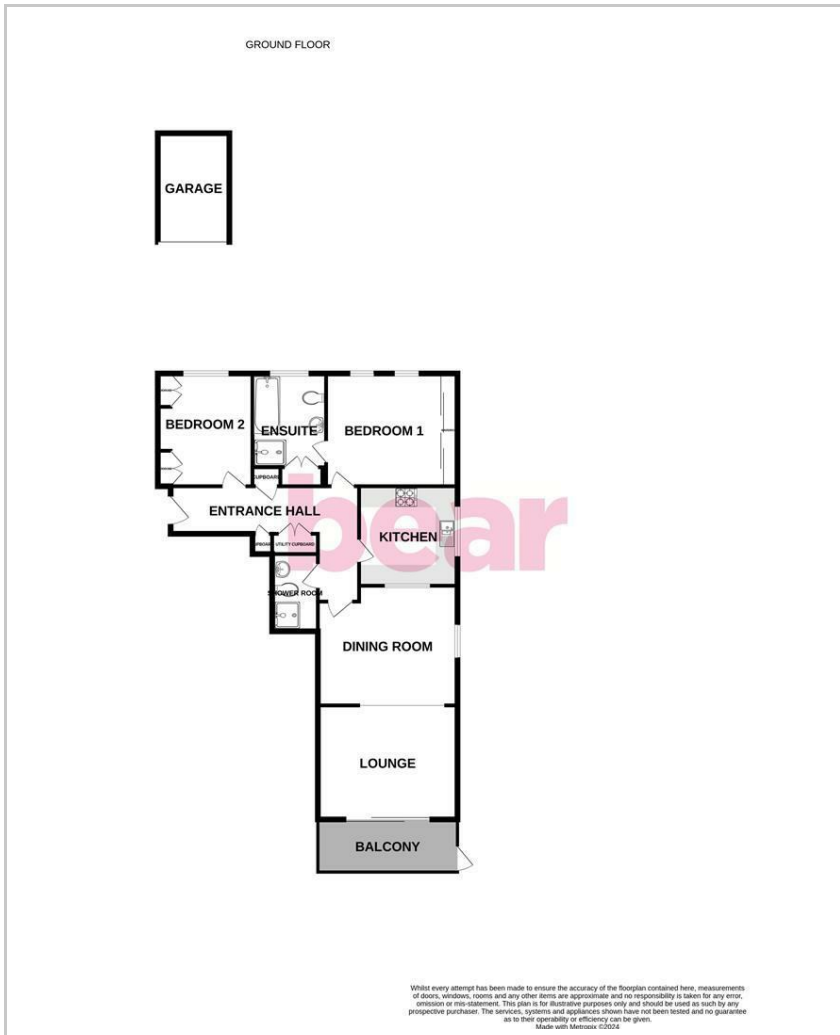
Mainly laid to lawn with flower and shrub borders, stairs to car park and garage, side access to front walkway and gardens.

## Tenure and Charges

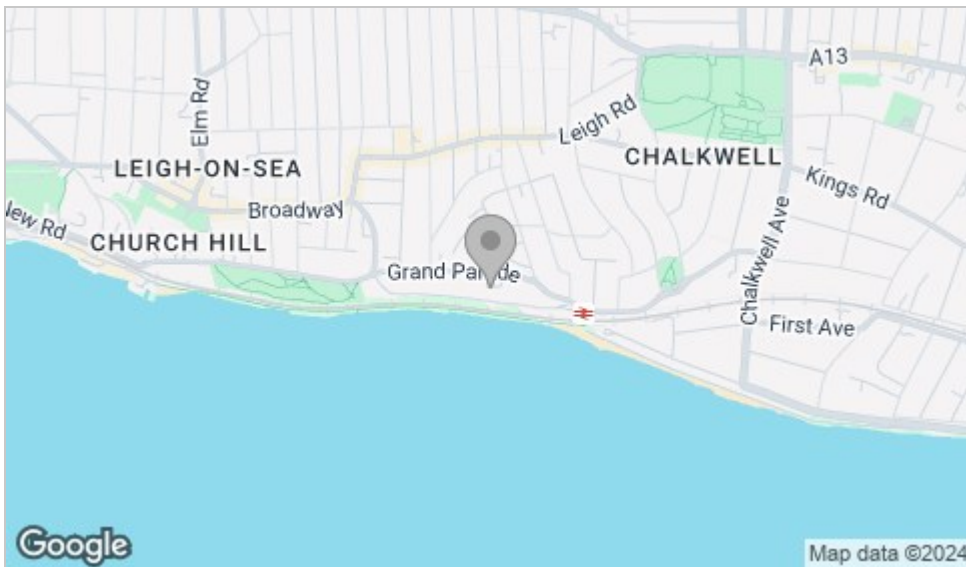
The property comes with a share of the freehold and the ongoing charges work out to £170 pcm covering maintenance, insurance and contributions to the sinking fund.



# Floor Plan



# Area Map



# 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			
<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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

# 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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