



\* £300,000 - £330,000 \* GARAGE \* SHARE OF FREEHOLD \* 'MARINE ESTATE' \* MOMENTS FROM LEIGH STATION \* SHORT WALK TO THE BROADWAY \* PRIVATE ENTRANCE \* WEST LEIGH SCHOOL CATCHMENT \* NO ONWARD CHAIN \* COMMUNAL GARDEN \* GREAT-SIZED GROUND FLOOR FLAT \* This stunning ground floor flat is located within the 'Marine Estate' and has its own private entrance, garage and is located moments from Leigh Station and the ever-popular Leigh Broadway. The property offers two great-sized bedrooms, a modern fitted kitchen, three-piece shower room and a bright lounge which opens up through into a dining room area big enough for an additional workstation. There is a storage cupboard in the welcoming hallway and a modern front door with an external private and lockable bin/bike store. There are amenities and bus links at the top of the road and for schooling, the West Leigh Schools and Belfairs Academy are within catchment with the prestigious grammar schools of the borough only a short drive away. An internal viewing is highly recommended to see how bright and spacious this property is!

- Garage
- Private entrance
- 'Marine Estate' with a short walk to Leigh Broadway
- West Leigh School catchment area
- Communal garden
- Ground floor flat
- Share of freehold
- Moments from Leigh Station
- Incredibly bright and spacious flat
- No onward chain

## Crescent Road

Leigh-on-Sea

**£300,000**

Price Guide





# Crescent Road



## Frontage

Mature front gardens, driveway leading to private garage and communal garden to rear, pathway leading to private entrance door with access to the private bike/bin store.

## Garage

Single garage to rear of property

## Private Entrance Hall

Coving, large built-in cupboard with meters, tiled flooring.

## Lounge-Diner

24'10" reducing to 9'10" x 14'7" reducing to 8'2"

UPVC double glazed window to front aspect with parquet flooring as well as carpet, two radiators, coved ceiling, plinth spotlighting.

## Master Bedroom

14'7" x 9'10"

UPVC double glazed window to rear aspect, radiator, coving and carpet.

## Second Bedroom

9'1" x 8'6"

UPVC double glazed window to rear aspect, radiator, coving and carpet.

## Inner Hallway

8'5" x 2'9"

Parquet flooring, coving, airing cupboard with boiler.

## Three-Piece Shower Room

7'10" x 5'8"

Two obscured UPVC double glazed windows to side aspect, corner shower cubicle, low-level w/c with hidden cistern & wash basin and

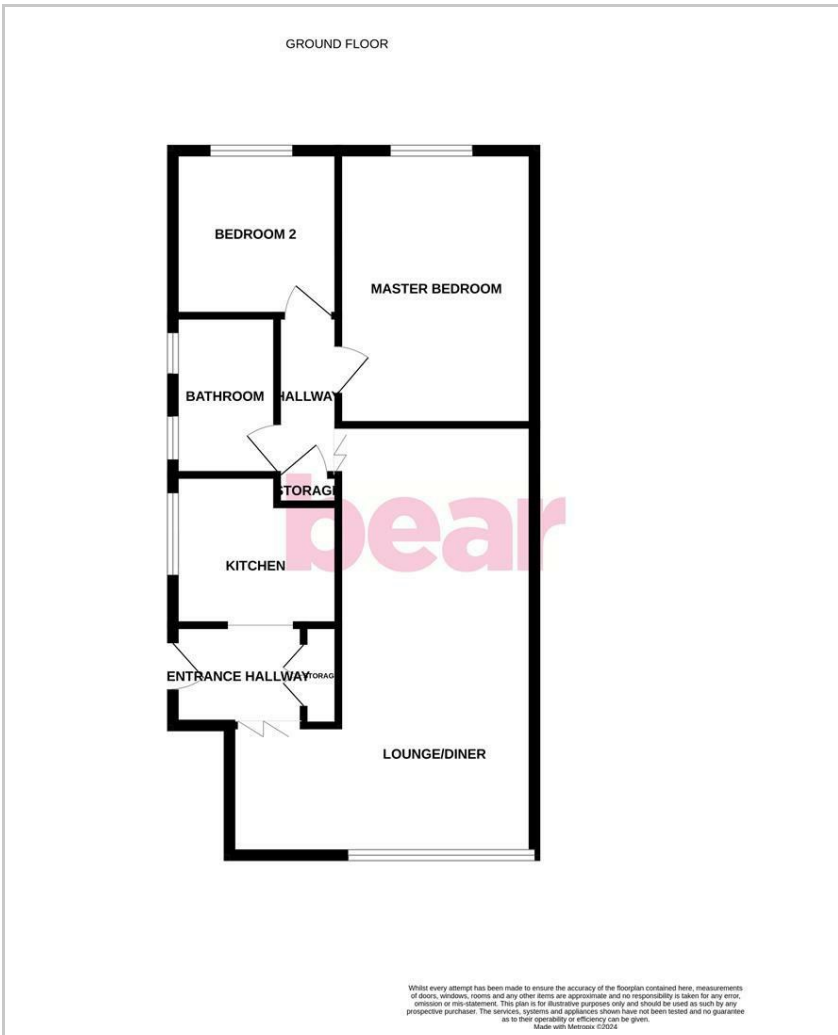
chrome tap within vanity unit, heated towel radiator, coving, partially tiled walls, tiled flooring.

## Communal Garden

Pathway directly from front door to garden which is laid to lawn with fencing and access to parking with the main driveway leading back to front of property.



# 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

