



* £350,000- £375,000 * SHARE OF FREEHOLD * ALLOCATED PARKING * PRIVATE SOUTH FACING SUN TERRACE * MOMENTS FROM CHALKWELL STATION * NO ONWARD CHAIN * INCREDIBLE SEA VIEWS * Rare opportunity to own a seafront property with unrivaled Estuary views, a private south-facing sun terrace, allocated parking and a communal garden just a stone's throw from Leigh Broadway, the Old Town and Chalkwell Station! The internal accommodation is comprised of a large master bedroom, second bedroom with storage, front lounge with sea views and access to the sun terrace, a three-piece bathroom and a kitchen-diner which opens back through to the lounge. The favoured Chalkwell Hall School and Belfairs Academy are within the catchment area and the grammar schools of the borough are a short drive away. The ground floor flat within this characterful 1920's Art-Deco style building is even being offered with no onward chain!

- Share of Freehold
- Allocated parking space
- Private south-facing balcony
- Moments from Chalkwell Station for commuters
- Very short walk to Leigh Broadway and the Old Town
- Popular open-plan layout
- Stylish kitchen with space for four seater dining table
- No onward chain
- Communal garden
- Stunning Estuary views

Undercliff Gardens

Leigh-on-Sea

£350,000

Price Guide



Undercliff Gardens



Frontage/Allocated Parking

One allocated parking space on hardstanding with steps down to secure communal entrance door with door/phone entry system.

Communal Hallway

Carpeted staircase down to ground floor, with rear access to garden and Chalkwell station as well as to a private and original wooden front entrance door.

Private Entrance Hall

Column style radiator, coving, skirting, coir entrance mat, original wooden floorboards and doors to all rooms.

Front Lounge

12'0"×10'4"

UPVC double glazed French doors and windows to front aspect with incredible uninterrupted sea views, through to kitchen - diner, vertical style column radiator, skirting and original floorboards.

Master Bedroom

13'3"×12'7"

Two sets of UPVC double glazed windows one to front/side aspect and one to rear aspect, double radiator, skirting and newly fitted carpets.

Bedroom Two

13'4"×6'0"

UPVC double glazed window to rear aspect, double radiator, built-in cupboard, coving, skirting and carpet.

Kitchen-Diner

15'0"×8'2"

UPVC double glazed window to rear aspect allowing for more sea views. Shaker style flush fit kitchen units both wall - mounted and base level comprising; under mount stainless steel sink with brushed nickel mixer tap set into granite worktops with tiled splashback, integrated fridge, integrated freezer, Four ring burner hob with hidden extractor over, integrated oven, spotlighting and a tiled floor.

Bathroom

7'1"×7'1"

Obscured UPVC double glazed window to side aspect, bath tub with shower over, partially tiled walls, low level WC, modern pedestal wash basin with chrome mixer tap and a tiled splashback, wall mounted mirror, chrome towel radiator, extractor fan, coving and a tiled floor.

Private Sun Terrace

Metal balustrades and dipped flooring with incredible Estuary views.

South Facing Communal Garden

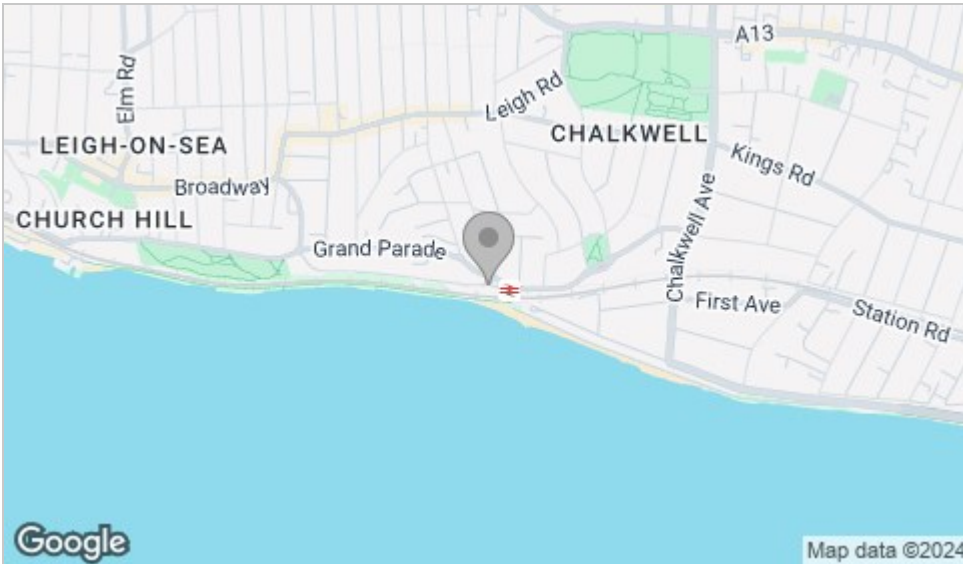
Steps down to the communal garden from the communal entrance hall with mature planting borders and a large lawn area as well as very quick access via a pathway to Chalkwell station.



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

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	