



\* £190,000- £200,000 \* ALLOCATED PARKING \* TWO BATHROOMS \* NO ONWARD CHAIN \* GREAT SIZED BEDROOMS \* MODERN FITTED KITCHEN \* This spacious first floor flat offers two great-sized bedrooms, a three-piece family bathroom, an en-suite to master, a spacious lounge-diner and a modern kitchen. The property also has a communal garden, an allocated parking space and is offered with no onward chain. The location is close by to amenities and bus links and offers quick access to the A127 and the grammar schools. For schooling, the Eastwood School and Belfairs Academy are within the catchment area. Leigh Station for London commuters is a short drive away, as well as the popular Leigh Broadway and the Old Town.

- Allocated parking space
- Three-piece family bathroom
- Bay fronted reception room
- Quick access to A127, amenities and bus links
- Walk to Belfairs Woods and Golf Course
- En-suite to master bedroom
- Great-sized second bedroom
- Modern fitted kitchen
- Short drive to Leigh Station and the Broadway
- No onward chain

## Arterial Road

Leigh-On-Sea

**£190,000**

Price Guide



# Arterial Road



## **Allocated Parking**

One allocated parking space on hardstanding.

## **Frontage/Communal Garden**

Accessed via Oakwood Avenue down a private driveway leading to a car park with mature planting borders and trees, as well as a communal garden to the front of the property which overlooks the A127. Pathway leading to communal entrance door with door/phone entry system.

## **Communal Entrance Hall**

Staircase rising to first floor landing to private entrance door.

## **Private Entrance Hall**

Phone/door entry system, airing cupboard, coving, skirting, carpet.

## **Lounge-Diner**

16'11" x 12'3"

UPVC double glazed bay fronted window, opening through to the kitchen, electric feature fireplace, coving, skirting, carpet.

## **Master Bedroom**

12'9" x 9'10"

UPVC double glazed window to front aspect, access to en-suite, electric radiator, skirting, carpet.

## **En-suite To Master**

8'2" x 4'0"

Tiled shower cubicle with power shower, pedestal wash basin with chrome taps and tiled splashback, chrome towel radiator, low-level w/c, extractor fan, skirting, lino flooring.

## **Bedroom Two**

12'4" x 7'4"

UPVC double glazed window to rear aspect, skirting, carpet.

## **Kitchen**

10'4" x 8'8"

UPVC obscured double glazed window to side aspect, opening through to reception room, modern white gloss kitchen units both wall-mounted and base level comprising; stainless steel sink and drainer with chrome mixer tap set into granite effect laminate worktops with tile splashback, four ring burner hob with extractor over, integrated oven, space for washing machine, space fridge/freezer, skirting, lino flooring.

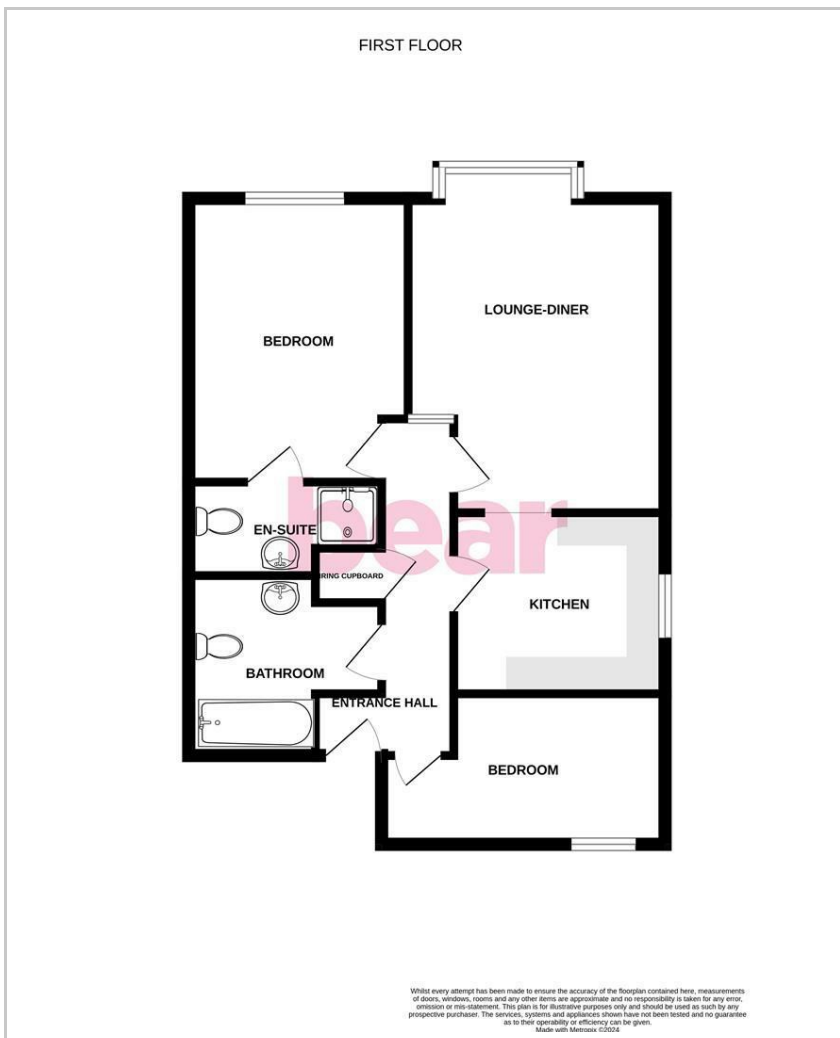
## **Three-Piece Bathroom**

7'0" x 5'8"

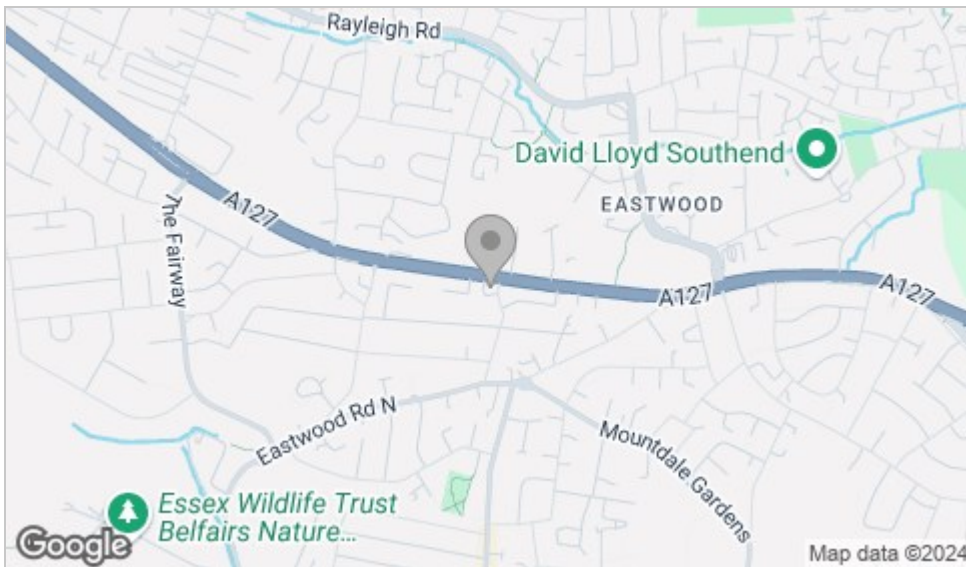
Bath with chrome taps, partially tiled walls, low-level w/c, pedestal wash basin with chrome taps, extractor fan, lino flooring.



# 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

