



* £290,000 - £315,000 * POTENTIALLY CONVERT TO THREE-BED S.T.P.
* PRIVATE GARDEN * 'MARINE ESTATE' WITHIN WEST LEIGH CATCHMENT * MOMENTS FROM LEIGH STATION * WALK TO OLD LEIGH / THE BROADWAY / BELFAIRS WOODS * This spacious two bedroom first-floor flat has a card up its' sleeve, in the form of an impressive loft space (currently used as a gym), that could be converted to a third bedroom subject to planning. The property is comprised of; two double bedrooms both with built-in wardrobes, a spacious fitted kitchen, a three-piece family bathroom, a bright lounge-diner and a private low-maintenance garden. The picturesque Marine Estate is perfect for commuters, with Leigh Station just moments away at the bottom of the steps and Leigh Broadway and Old Leigh are only a short walk away too, there are also amenities and bus links around the corner on the London Road. The school catchment offers West Leigh and Belfairs and the grammar schools are a simple bus ride away. The property also offers a long lease with an incredibly low annual charge of only £100 making this a must-view property!

- 'Marine Estate' within West Leigh School catchment
- Moments from Leigh Station for commuters
- Impressive loft currently set up as a gymnasium
- Long lease with a tiny £100 per annum charge only
- Three-piece family bathroom
- Private garden
- Short walk to Leigh Broadway and Old Leigh
- Two double bedrooms with built-in wardrobes
- Walk to Belfairs Woods and Golf Course
- Possibility to convert to three bed s.t.p.

Herschell Road

Leigh-On-Sea

£290,000

Price Guide



Herschell Road



Frontage

Pathway to a private UPVC obscured double glazed entrance door leading to:

Entrance Hallway and First Floor Landing

Enter into a ground floor hallway with radiator, skirting, carpet and a staircase rising to the first floor landing with a UPVC double glazed window to side aspect, storage cupboard, radiator, skirting, carpet, doors to all rooms and a loft hatch leading to the impressive loft room/gymnasium.

Master Bedroom

UPVC double glazed bay fronted window, large set of fitted wardrobes, radiator, skirting and wood effect laminate flooring.

Bedroom Two

UPVC double glazed window to front aspect, built-in wardrobe, radiator, skirting and carpet (enough room for double bed and extra wardrobes).

Lounge-Diner

UPVC double glazed window to rear aspect, double radiator, electric feature fireplace, coving, skirting and wood effect laminate flooring.

Kitchen

UPVC double glazed window to rear aspect, shaker style kitchen units both wall-mounted and base level comprising; composite sink and drainer with chrome mixer tap and a tiled splashback, granite effect laminate worktops, four ring burner induction hob with stainless steel extractor hood over, integrated oven, space for slimline dishwasher/washing

machine/fridge/freezer, radiator, skirting and tile effect lino flooring (could rearrange layout to incorporate a small table and chairs).

Three-Piece Family Bathroom

Two obscured UPVC double glazed windows to side aspect, bath with chrome mixer tap and shower over, chrome towel radiator, combined vanity unit and w/c with wash basin and chrome mixer tap, tiled walls, extractor fan wood effect flooring.

Private Rear Garden

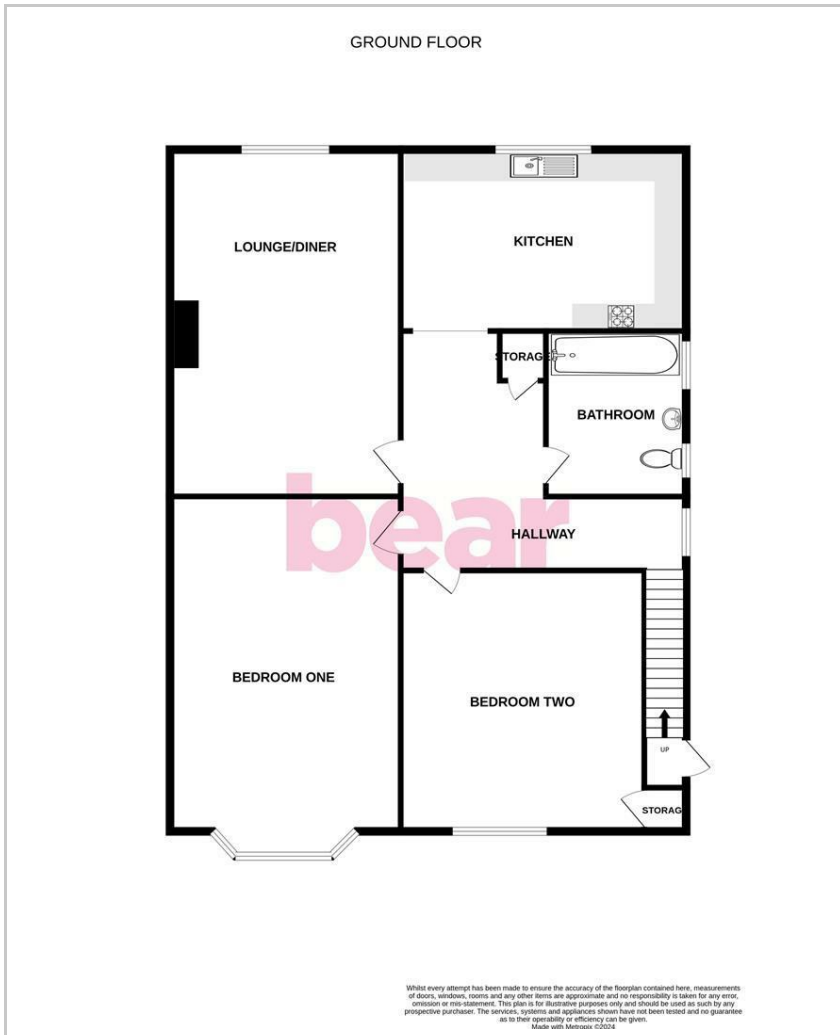
Low maintenance garden with large patio area, fencing, side access back to front of property and a large shed to remain.

Loft - Current Setup

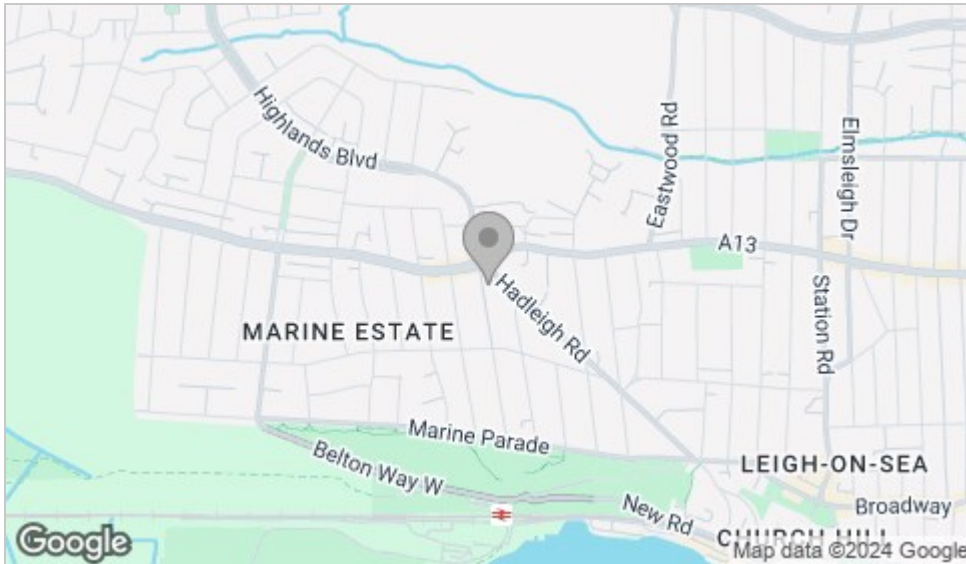
Accessed via a pulldown ladder. Room has brilliant head height and is currently set up as a home-gym. Will need planning permission to turn into a true bedroom.



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

