



* £300,000- £325,000 * SHARE OF FREEHOLD * ALLOCATED PARKING * GROUND FLOOR FLAT WITH PRIVATE ENTRANCE * MOMENTS FROM LEIGH STATION / OLD LEIGH / THE BROADWAY * NO ONWARD CHAIN * 'MARINE ESTATE' IN CENTRAL LEIGH * This spacious ground floor flat has a private entrance, an allocated parking space and even a share of the freehold! The accommodation is comprised of; a bright lounge-diner, master bedroom with built-in wardrobes, a spacious second bedroom, hallway with storage, three-piece shower room and a fitted kitchen. The 'Marine Estate' location is fantastic, offering the new owners a quick walk to Leigh Station, the Broadway and Old Leigh as well as having a range of amenities and bus links at the top of the road. West Leigh and Belfairs are within the school catchment and the property is even offered with no onward chain!

- Share of freehold
- 'Marine Estate' in central Leigh-on-Sea
- Short walk to the Broadway and Old Leigh
- Spacious and bright rooms
- Sought-after location
- Allocated parking
- Moments from Leigh Station for commuters
- Amenities and bus links at the top of the road
- Fitted kitchen
- No onward chain

Hadleigh Road

Leigh-on-Sea

£300,000

Price Guide



Hadleigh Road



Frontage/Parking

Allocated parking to rear of property on a block paved driveway, planting borders, private entrance door leading to:

Lounge-Diner

20'8" × 14'10"

Private entrance door leading to this room, double glazed window to side aspect, feature fireplace with tiled hearth, double radiator, coving, picture rail, skirting, wood effect laminate flooring.

Kitchen

11'7" × 11'0"

Double glazed window to side aspect, shaker style kitchen units both wall-mounted and base level comprising; stainless steel 1.5 sink and drainer with chrome mixer tap, wood effect laminate worktops with tiled splashback, 'Vaillant' boiler, four ring burner electric Bosch hob with a hidden Bosch extractor over, integrated Bosch oven and grill, integrated undercounter fridge and freezer, space for washing machine, double radiator, coving, skirting, tiled floor.

Master Bedroom

14'0" × 10'1"

Double glazed window to rear aspect, large set of fitted wardrobes, coving, picture rail, radiator, skirting, carpet.

Bedroom Two

11'10" × 7'9"

Double glazed window to rear aspect, coving, picture rail, radiator, skirting, carpet.

Three-Piece Shower Room

8'8" × 5'9"

Corner shower cubicle, large vanity unit with wash basin and chrome mixer tap, wall-mounted mirrored cupboard, chrome towel radiator, low-level w/c, extractor fan, coving, partial wall tiling, floor tiling.

Hallway

11'3" × 5'10"

Second entrance door from the communal entrance, two storage cupboards, coving, picture rail, radiator, skirting, wooden flooring.

Communal Grounds

Beautifully mature planting borders with hedging for privacy and fencing.



GROUND FLOOR

The ground floor plan shows a rectangular building with a sloped roofline on the right side. The layout includes:

- MASTER BEDROOM:** Located at the top left.
- BEDROOM 2:** Located at the top middle.
- LOUNGE-DINER:** A large open-plan area on the right side.
- KITCHEN:** Situated at the bottom right, adjacent to the lounge-diner.
- BATHROOM:** Located at the bottom left, near the master bedroom.
- ENTRANCE HALLWAY:** Centrally located, providing access to most rooms.
- STORAGE:** Two storage areas are indicated, one near the entrance hallway and another near the master bedroom.



A large pink watermark reading "bear" is overlaid across the center of the plan.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not even been tested and no guarantee as to their operability or efficiency can be given.
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A map of Leigh-on-Sea, Essex, showing the location of the Marine Estate. The map includes labels for Marine Estate, Leigh-on-Sea, Church Hill, and various roads like Hadleigh Rd, Station Rd, and Marine Parade. A red pin marks the location of the Marine Estate.

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.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>			
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p> <p></p>			
Environmental Impact (CO ₂) Rating			
		Current	Potential
<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>			
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