



* £270,000 - £290,000 * GARAGE * PRIVATE BALCONY * WALK-IN WARDROBE * TOP FLOOR BEDROOM WITH EN-SUITE * ADDITIONAL MAIN BATHROOM * OPEN-PLAN KITCHEN-RECEPTION * WALK TO CHALKWELL STATION AND THE BROADWAY * IMMACULATELY PRESENTED FIRST AND SECOND FLOOR FLAT * This stylish first and second floor flat has an abundance of space, a garage for parking one vehicle and a great location - with just a walk to Chalkwell Station and Leigh Road/the Broadway. The accommodation is comprised of; a garage for one vehicle next to the well-kept communal entrance, a large private entrance hall with storage and space for a workstation, access to the main three-piece bathroom, a bright open-plan kitchen/reception room and a master suite on the top floor with its own en-suite, walk-in wardrobe and private balcony with far reaching views. The location offers a walk to Chalkwell Station for London commuters, as well as Leigh Road and the popular Broadway. There are amenities and bus links on the road, a long lease and the property is available to view now!

- Private balcony
- Walk-in wardrobe
- Incredibly well-presented throughout
- Modern fitted kitchen
- Walk to Leigh Road/The Broadway
- Garage
- Main bathroom and an en-suite
- Large hallway with desk setup
- Spacious and bright reception room
- Walk to Chalkwell Station for commuters

London Road

Leigh-On-Sea

£270,000

Price Guide



London Road



Garage

Single garage with electric roller door and space for a small vehicle.

Communal Entrance

UPVC obscure double glazed entrance door with sidelight and an intercom. The hallway has been recently decorated, with a carpeted staircase rising to the first floor private entrance door.

Private Entrance Hallway

13'8" x 11'8"

Carpeted staircase rising to first floor landing with large storage cupboard underneath, room for a desk/WFH area, radiator with decorative wooden cover, access to the three-piece bathroom, spotlighting, door intercom system, skirting and wood effect laminate flooring.

Three-Piece Bathroom

7'7" x 6'2"

Obscured UPVC double glazed window to side aspect, fully tiled walls with shelving, vanity unit with wash basin and chrome mixer tap, low-level W/C, paneled bath, chrome radiator, spotlighting, extractor fan and mosaic effect lino flooring.

Reception-Kitchen

22'3" x 16'2" > 10'11"

Four UPVC double glazed windows to front aspect, double radiator, spotlighting, skirting, wood effect laminate flooring and a white kitchen with both wall-mounted and base level units comprising; a stainless steel sink and drainer with chrome mixer tap, four ring burner induction hob with stainless steel splashback and extractor hood over, integrated oven,

boiler cupboard, space for washing machine and space for a large American style fridge/freezer.

Double Bedroom (Second Floor)

13'9" x 11'2"

UPVC double glazed French doors for private balcony access, access to walk-in wardrobe, access to en-suite, decorative wall paneling, double radiator, skirting and carpet.

En-Suite

Corner shower cubicle, low-level W/C, vanity unit with wash basin and chrome mixer tap, chrome radiator, extractor fan, spotlighting, fully tiled walls and flooring.

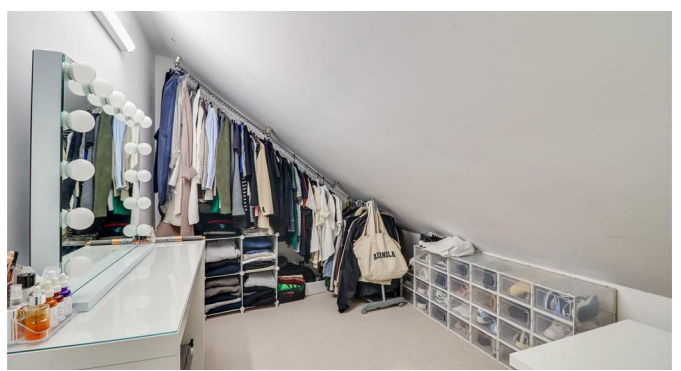
Walk-in Wardrobe

9'11" x 8'2"

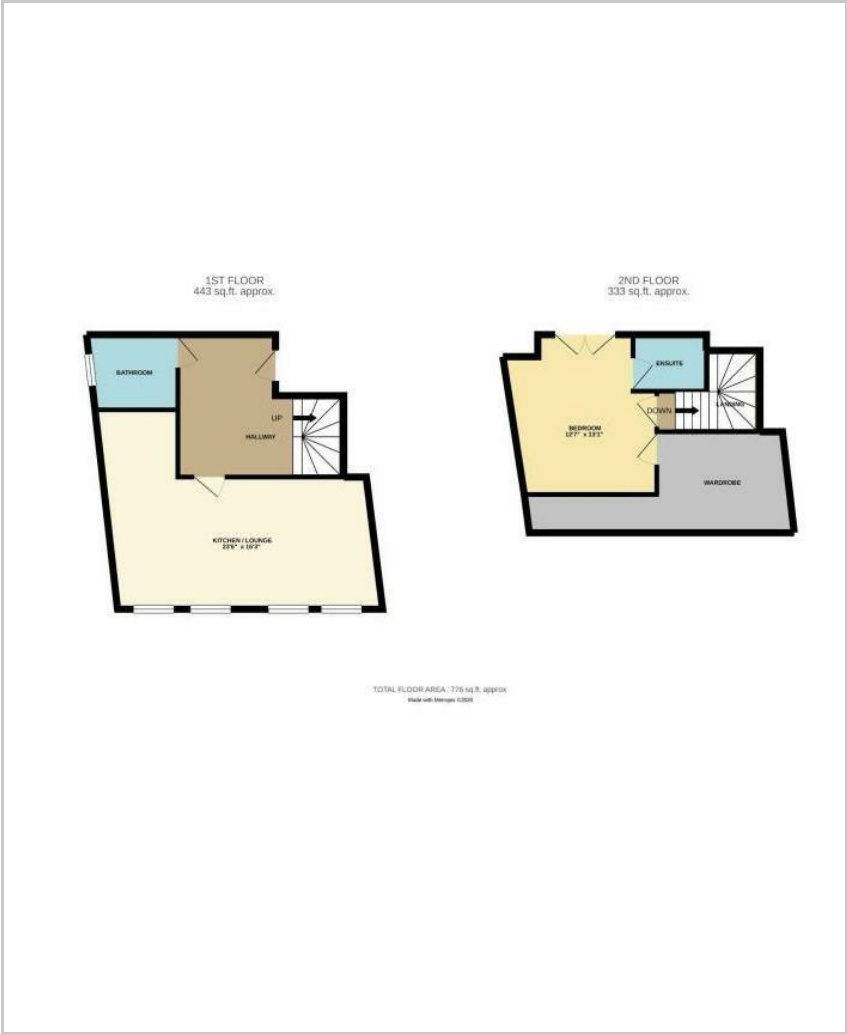
Accessed via the bedroom - has power, lighting, skirting, and carpet.

Private Balcony

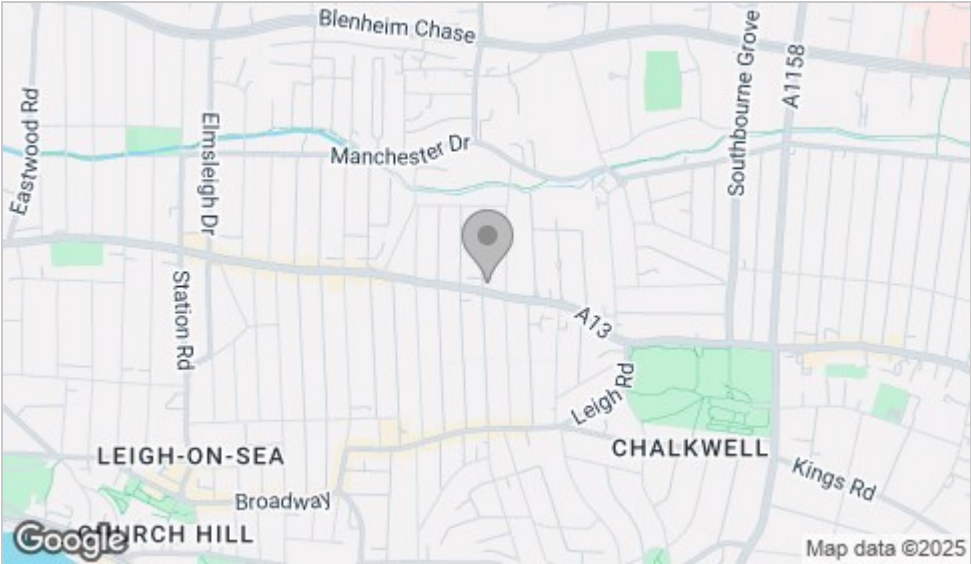
Glass and metal balustrades with deck tile flooring and far reaching views across the area.



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

Office: 01702 887 496 los@beaestateagents.co.uk <http://www.beaestateagents.co.uk/>

Energy Efficiency Graph

