



\* £450,000- £500,000 \* ORIGINALLY THREE BEDROOMS, THIS TWO BEDROOM GROUND FLOOR APARTMENT WONT BE ON THE MARKET FOR LONG SO CALL TO BOOK YOUR VIEWING TODAY \* Located on the desirable Woodfield Road in Leigh-on-Sea, this impressive ground floor flat offers a perfect blend of comfort and convenience. With its double fronted design, the property boasts an inviting atmosphere, ideal for both relaxation and entertaining. The flat features one to two well-proportioned reception rooms, providing ample space for family gatherings or quiet evenings in. The bay fronted master bedroom is a standout feature, complete with a spacious en-suite shower room that adds a touch of luxury to your daily routine. Additionally, a second bedroom offers flexibility for families and/or guests. The fully fitted kitchen diner with centre island is a delightful space, seamlessly leading into the lounge, making it perfect for socialising. The lounge also leads on to an additional reception room/bedroom three. From here, you can access your own private rear garden, a lovely spot for enjoying the outdoors or hosting summer barbecues. Conveniently located just moments from Chalkwell Station, commuting to London or exploring the surrounding areas is a breeze. The beautiful beachfront is also within easy reach, allowing for leisurely strolls along the coast. Furthermore, the vibrant shopping facilities on Leigh Road and the Broadways are merely a stone's throw away, providing a variety of shops, cafes, and restaurants to enjoy. This flat not only offers a comfortable living space but also a lifestyle enriched by its prime location. With a driveway accommodating one large vehicle, this property is a rare find in such a sought-after area.

- Large two/three bedroom ground floor flat
- Direct access to own rear garden
- Modern three piece bathroom
- Long healthy lease of 990+ years remaining
- Chalkwell Beachfront and Park within close proximity
- Driveway for one large vehicle to the front
- Bay-fronted master bedroom with en-suite shower room
- Stunning open plan kitchen-diner leading to the lounge
- Stones throw from Chalkwell Station and moments from Leigh Road and Leigh Broadway shopping facilities
- No onward chain

## Woodfield Road

Leigh-On-Sea

**£450,000**

Price Guide



# Woodfield Road



## Frontage

Hardstanding area which creates parking for one large vehicle, access to:

## Hallway

19'10" x 3'9"

Smooth coved ceiling with two ceiling roses and pendant lights, solid wood entrance door to the front with a window above, wood flooring, cupboard housing the utility meters.

## Bedroom One

17'1" x 11'10"

Smooth coved ceiling with a ceiling rose and a pendant light, double glazed bay windows to the front with fitted shutter blinds, two column radiators, carpet, access to:

## En-Suite

12'11" x 5'0"

Smooth ceiling with inset spotlights, obscured double glazed window to the rear, large walk in shower enclosure, low-level w/c, wall hung vanity unit wash basin, chrome heated towel rail, part tiled walls, tiled floor.

## Bedroom Two

17'2" x 11'11"

Smooth coved ceiling with a ceiling rose, double glazed windows to the front with fitted shutter blinds, two radiators, carpet.

## Bathroom

7'4" x 6'3"

Smooth ceiling with inset spotlights, extractor fan, tiled bath with a shower attachment, wall hung vanity units wash basin, low-level w/c, part tiled walls, tiled flooring, chrome heated towel rail.

## Sitting Room/Study (Originally Bedroom Three)

11'10" x 9'3"

Smooth ceiling with a ceiling rose and a pendant light, obscured double glazed window to the side, feature fireplace with a wooden surround and a tiled hearth, wood flooring, radiator, opening to:

## Lounge

17'10" into the bay x 12'8"

Smooth coved ceiling with a ceiling rose and a pendant light, feature fireplace with a wooden surround and a tiled hearth, working log burner, double glazed patio doors to the rear with an adjacent double glazed windows leading out to the garden, vertical column radiator, oak flooring, opening to:

## Kitchen-Diner

22'5" x 10'8" > 10'5"

Modern shaker style kitchen comprising of; wall and base level units with a square edge quartz worktop, inset ceramic butler sink with draining grooves, integrated induction five ring hob with quartz splashbacks and an extractor fan above, integrated washing machine, integrated fridge freezer, integrated oven and grill, pan drawers, island with a breakfast bar, space for a tumble dryer, smooth ceiling with inset spotlights and feature pendant lights, wood flooring, double glazed French doors leading out to the garden with adjacent double glazed sidelights, radiator, opens through back to the hallway.

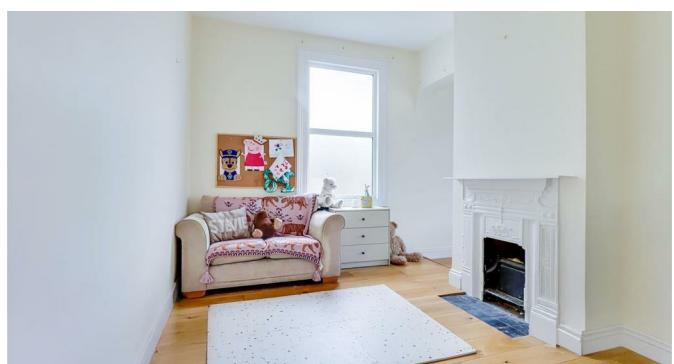
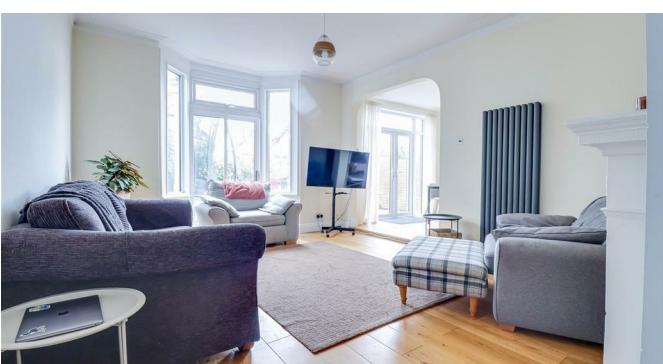
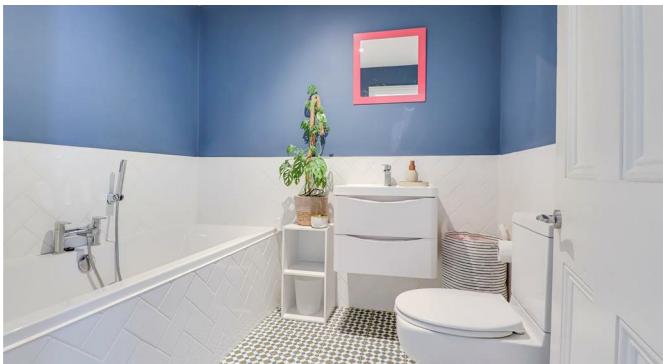
## Own Rear Garden

Commences with a raised decking area with the remainder patioed with raised flower and shrub borders, storage shed, outside tap, outside lighting

## Garden Storage Unit

16'3" x 3'5"

Skylight window, wood panelled walls, decked flooring, tap.



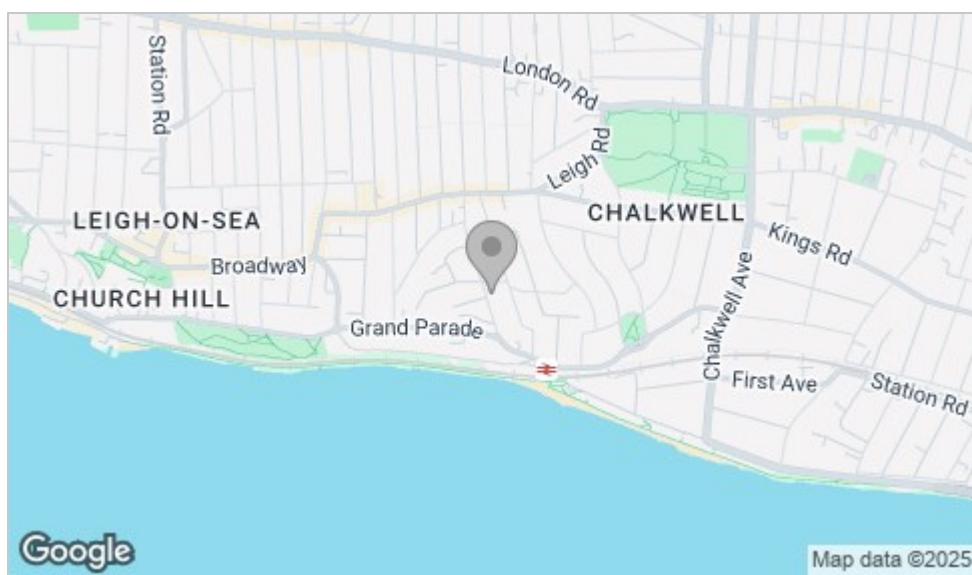
# Floor Plan

GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. Prospective buyers should not rely on any description of the property and should satisfy themselves as to the suitability or otherwise of the property. The services, systems and appliances shown have not been tested and no guarantee as to their suitability or efficiency can be given. Made with Floorplanner ©2025



## 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

