



* £325,000- £375,000 * Nestled in the charming area of Beach Avenue, Leigh-on-Sea, this delightful two double bedroom ground floor flat offers a perfect blend of comfort and convenience. Upon entering, you will be greeted by an impressive bay fronted lounge, providing a spacious and inviting atmosphere for relaxation and entertainment. The modern bathroom adds a touch of contemporary style, ensuring that your daily routines are both practical and pleasant. The flat offers a lovely kitchen diner, which boasts ample space for dining and socialising. With side access leading to both the front and rear garden, this area is perfect for enjoying al fresco meals or simply soaking up the sun. The west-facing rear garden is a true gem, offering direct access from the flat, making it an ideal spot for gardening enthusiasts or those who enjoy outdoor living. Location is key, and this property does not disappoint. You will find yourself just a stone's throw away from the vibrant shopping facilities on Leigh Road and Broadways, where a variety of shops and eateries await. Additionally, the beautiful Chalkwell Park, the beach, and the station are all within a short walking distance, providing easy access to leisure activities and transport links. This ground floor flat is a wonderful opportunity for those seeking a comfortable home in a desirable location, combining modern living with the charm of Leigh-on-Sea. Whether you are a first-time buyer or looking to downsize, this property is sure to impress.

- Character ground floor flat
- Two double bedrooms
- Generously sized bay fronted lounge
- Share of freehold
- Short walk to Chalkwell Park, Beach and Station
- Direct access to own west facing rear garden
- Fitted kitchen-diner
- Modern three piece bathroom
- Doorstep to Leigh Road and Leigh Broadway shopping facilities
- No onward chain

Beach Avenue

Leigh-on-Sea

£325,000

Price Guide



Beach Avenue



Frontage

Shared garden area, front brick wall with a gate giving access to:

Communal Entrance

6'8" x 3'7"

Solid wood and stained glass leadlight door to the front, adjacent stained glass headlight window to the side, smooth coved ceiling, dado rail, tiled floor, entrance door to:

Hallway

8'1" x 3'4"

Smooth coved ceiling, UPVC entrance door with an obscured double glazed window above, understairs storage, laminate flooring, door to:

Lounge

17'0" into the bay x 14'7"

Coved ceiling, picture rails, built in book case with storage cupboard and shelving, feature fireplace with a tiled hearth and an electric fire, double glazed leadlight bay windows to the front, laminae flooring, radiator.

'L' Shaped Inner Hallway

Pendant light, built in shelving, double glazed window to the side, laminate flooring.

Bedroom One

17'3" x 8'4"

Smooth ceiling with a pendant light, double glazed French doors and window to the rear opening out onto the garden, radiator, carpet.

Bedroom Two

10'0" x 8'11"

Storage cupboard, double glazed window to the side, radiator, carpet.

Bathroom

8'5" x 5'9"

Obscured double glazed window to the side, paneled bath with a shower attachment, low-level w/c, pedestal wash basin, part tiled and wood paneled walls, lino flooring.

Kitchen-Diner

13'8" > 10'2" x 10'4"

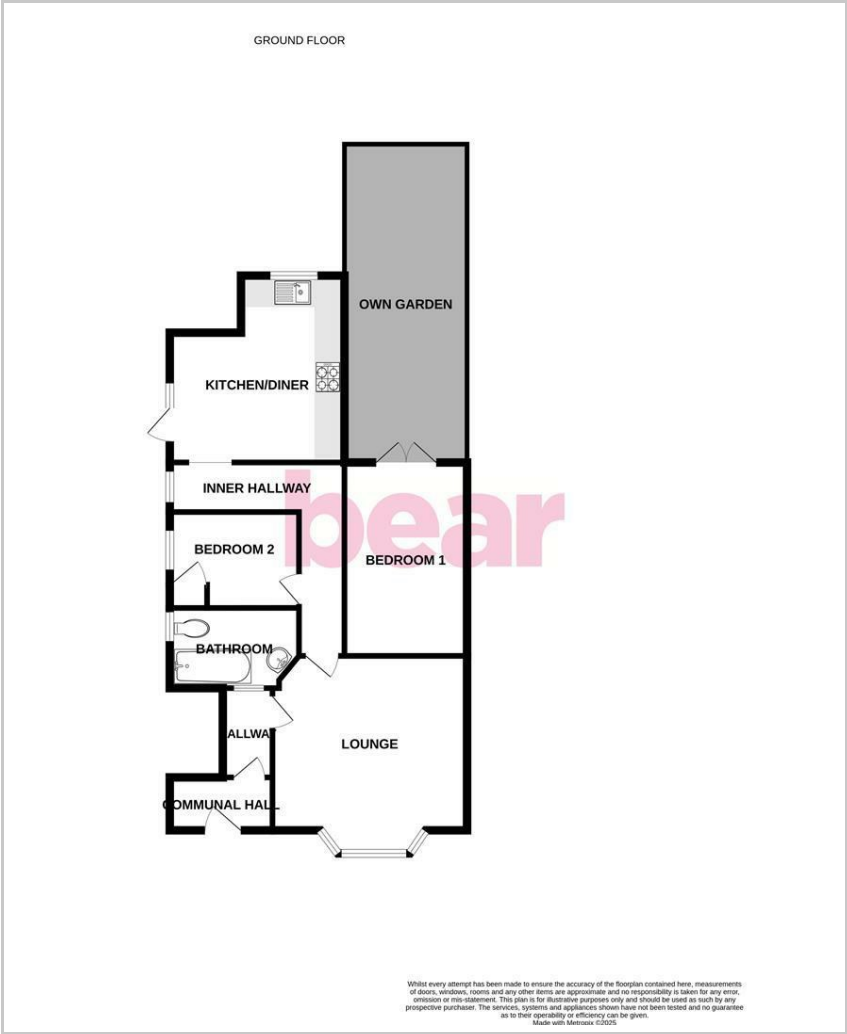
Smooth ceiling, double glazed window to the rear, UPVC double glazed door and double glazed window to the side giving access to the side ally and garden. Kitchen comprising of; wall and base level units with a roll edge laminate worktop, integrated oven, space for a washing machine, space for a fridge, space for a freezer, 1.5 stainless steel sink and drainer with a chrome tap, integrated four ring electric hob with an extractor fan above, tiled splashback, lino flooring, radiator.

West Facing Rear Garden

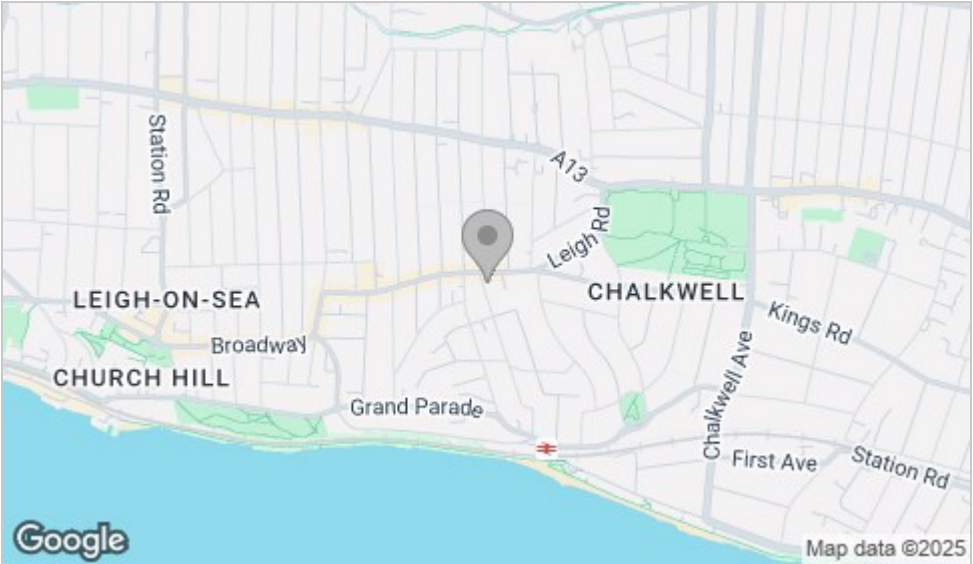
Commences with a patio area, shingled area with attractive planting, lawned area with a raised sleeper bed rear border with shrub and tree planting, outside storage unit.



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

