



* ALLOCATED PARKING PLUS VISITOR BAY * WEST-FACING GARDEN * SOUTH OF LONDON ROAD * MOMENTS FROM THE BROADWAY * WALK TO THE TRAIN STATION * Proudly positioned on the charming tree lined Leigh Hall Road in Leigh-on-Sea, this impressive ground floor flat offers a delightful blend of comfort and convenience. Boasting a spacious double bedroom with French doors to the garden, this property is perfect for individuals or couples seeking a tranquil retreat. The enormous bay fronted lounge-diner provides an inviting space for relaxation and entertaining, while the modern fitted kitchen breakfast room, complemented by a separate utility area, ensures that all your culinary needs are met. One of the standout features of this flat is the direct access to a west-facing rear garden, ideal for enjoying the afternoon sun or hosting gatherings with friends and family. The property also includes private allocated parking at the rear, along with an additional visitor parking bay, making it a practical choice for those with vehicles. Situated just a stone's throw from the vibrant Leigh Broadway, residents will find an array of shops, cafes, and restaurants right on their doorstep. Furthermore, the flat is within walking distance to Leigh Station and the picturesque Old Town, providing excellent transport links and a charming atmosphere. This flat is not just a home; it is a lifestyle choice, offering both comfort and accessibility in one of Leigh-on-Sea's most sought-after locations. Don't miss the opportunity to make this delightful property your own.

- Huge one bedroom ground floor flat
- Direct access to a west-facing rear garden
- Allocated parking space and one visitor parking space
- Enormous bay-fronted lounge-diner
- Modern kitchen-breakfast room
- Separate utility area
- Contemporary three-piece bathroom
- Share of freehold
- Low running costs at £51.25 per month
- Doorstep to Leigh Broadway's shopping facilities

Leigh Hall Road

Leigh-on-Sea

£290,000

Offers In Excess Of



Leigh Hall Road



Frontage

Front garden area with steps up to double wooden doors leading to:

Communal Area

Solid wood entrance door to:

'L' Shaped Hallway

Coved ceiling, picture rails, dado rails, radiator, laminate flooring.

Lounge-Diner

17'6" into the bay x 16'2"

Coved ceiling with a ceiling rose, dado rails, feature fireplace with a wooden surround and a stone hearth, large radiator.

Bedroom

15'0" x 12'0"

Coved ceiling, double glazed French doors leading out to the garden and double glazed windows above, radiator, carpet.

Kitchen-Breakfast Room

11'1" x 9'5"

Kitchen comprising of; wall and base level units with a roll edge laminate worktop, stainless steel sink and drainer with a home mixer tap, four ring gas hob with an extractor fan above, integrated Bosch oven and grill, set of drawers, tiles splashback, double built in storage cupboard, radiator, laminate flooring, opening to:

Utility Room

7'1" x 5'10"

Smooth ceiling, double glazed door to the side leading out to the garden, wall mounted ideal logic boiler, space for a fridge freezer, wall and

base level units with a roll edge laminate worktop, space for a washing machine, space for a tumble dryer, tiled flooring, door to:

Bathroom

7'3" x 6'5"

Smooth ceiling, extractor fan, paneled bath with a shower attachment, pedestal wash basin, low-level WC, tiled flooring, part tiled walls.

Rear Garden

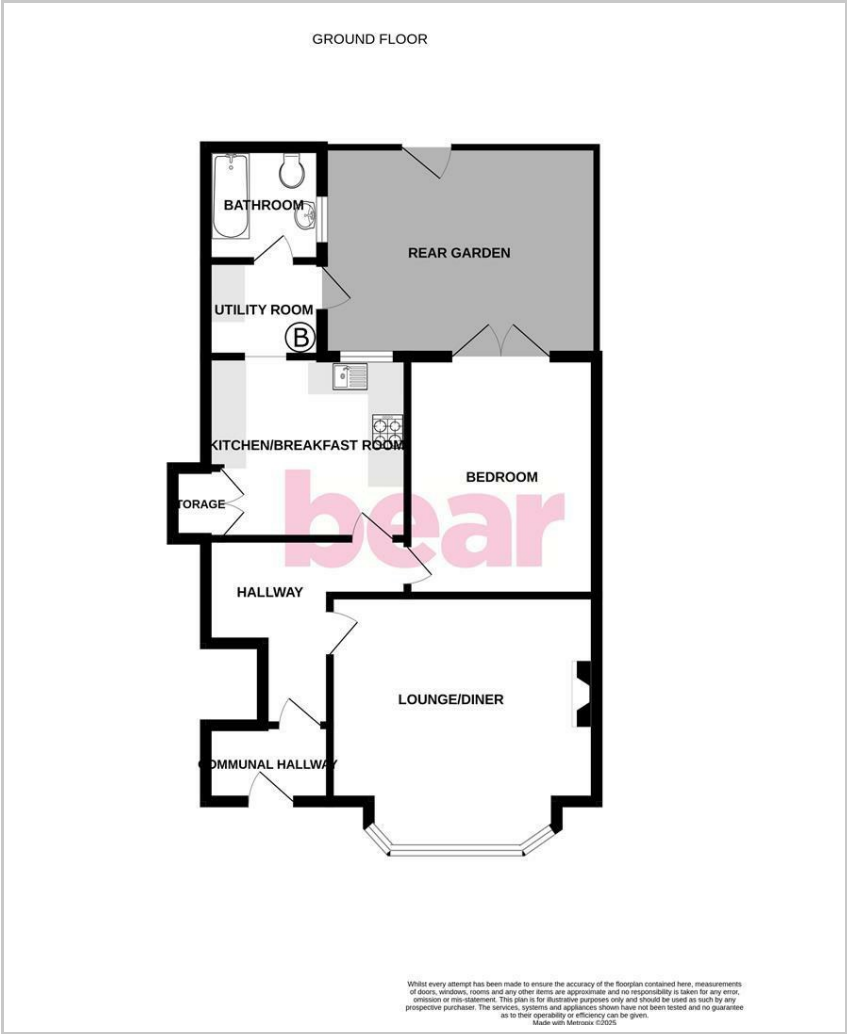
Crazy paved area with an outside tap, outside lighting, rear access to the rear car parking area with one allocated parking space and one visitor parking space.

Allocated Parking

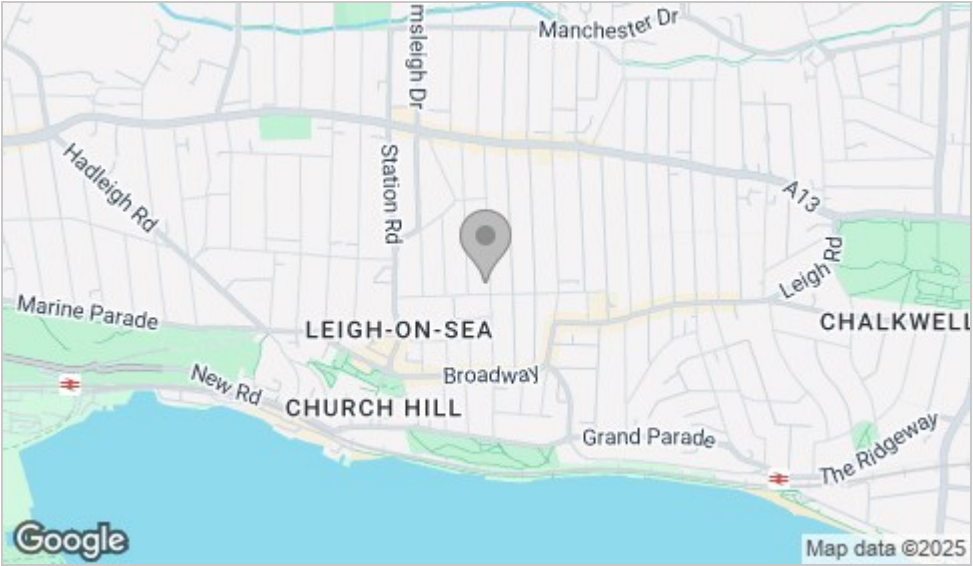
There is allocated parking at the rear as well as an additional visitor parking bay.



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

