



\* £200,000 - £220,000 \* PRIVATE REAR GARDEN \* SHARE OF FREEHOLD \* NO ONWARD CHAIN \* A WALK AWAY FROM CHALKWELL STATION AND LEIGH BROADWAY \* LARGE BEDROOM WITH BUILT IN WARDROBES \* A modern first floor flat with a private entrance and private rear garden, surrounded by a quite residential area full of attractive period homes and with Chalkwell Park around the corner. The accommodation is comprised of; a private entrance leading to a spacious first floor landing with storage and loft access, a large bedroom with built in wardrobes, a three-piece bathroom, a generous living space for cooking, dining and entertaining complemented with a private rear garden with a raised deck - perfect for hosting a summer barbecue! The home is positioned on an incredibly quiet tree-lined road near to Chalkwell Park, amenities, bus links and the bustling Leigh Broadway being only a walk away. Chalkwell Station for London commuters is also only a short walk away as well as the beachfront. For schooling, the preferred Darlington and Belfairs Academies are within catchment, with the prestigious grammar schools nearby. This perfect first time buy or investment is even offered with a share of the freehold and no onward chain - viewings are available now!

- Private rear garden
- Private entrance
- Large bedroom with built-in wardrobes
- Open-plan living space
- Loft space with potential to convert s.t.p
- Share of freehold
- Walking distance to Chalkwell Station and Leigh Broadway
- Close to Southend University Hospital and Chalkwell Park
- Modern kitchen and a three piece bathroom
- No onward chain

## Southborough Drive

Westcliff-on-Sea

**£200,000**

Price Guide





# Southborough Drive



## Frontage

Bay fronted period property, retaining wall, side access to private rear garden, victorian styled pathway leading to a front porch with a composite obscured double glazed front door.

## Entrance Hallway

Ground floor entrance with dado rail, cornicing and a wooden staircase rising to the first floor landing.

## First Floor Landing

Storage cupboard, inset bookshelf, cornicing, radiator, dado rail, skirting, wood effect laminate flooring.

## Kitchen-Reception Room

16'9" × 15'6"

UPVC double glazed bay fronted window with a secondary UPVC window in the kitchen to front aspect. Modern white gloss kitchen units both wall-mounted and base level comprising; stainless steel sink with drainer and chrome mixer tap set into granite effect laminate worktops with tiled splashbacks, four ring burner electric hob with stainless steel extractor hood over and an integrated oven, washing machine and fridge/freezer to remain, coving, dado rail, radiator, skirting and wood effect laminate flooring with ample space for dining and lounge areas.

## Double Bedroom

13'5" × 10'5"

UPVC double glazed windows to rear aspect, a large run of fitted wardrobes with mirrored sliding doors, radiator, cornicing, skirting, wood effect laminate flooring.

## Bathroom

8'1" × 5'6"

UPVC double glazed obscured window to rear aspect, wall-mounted mirrored cupboard, pedestal wash basin with chrome mixer tap, bath with overhead shower, WC, coving, partially tiled walls, radiator, tiled flooring.

## Private Rear Garden

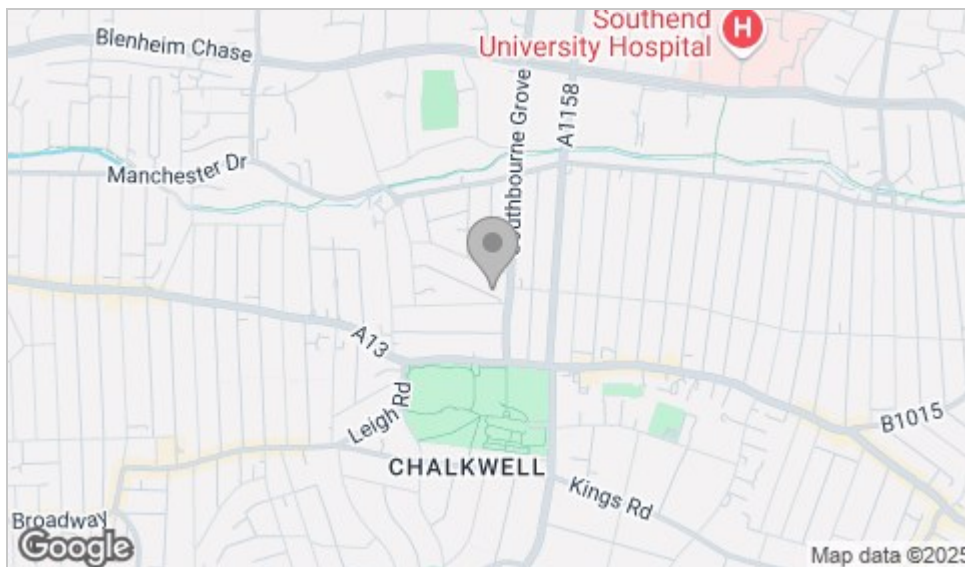
Gated access to the private garden which is comprised of a large shingle area, a large decked seating area to the rear catching the sun with fencing all around.



## 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

