



\* SOUTH OF LONDON ROAD \* SHARE OF FREEHOLD \* NO ONWARD CHAIN \* PRIVATE BALCONY AND GARDEN \* WALKING DISTANCE TO LEIGH BROADWAY AND STATION \* THREE WELL-PROPORTIONED BEDROOMS \* This superb split-level flat sits south of the London Road in the heart of Leigh, and is only a walk away from the bustling Broadway, Old Leigh and Leigh Station for London commuters. The accommodation is comprised of; first floor landing with a further staircase to the top floor, three very well-proportioned bedrooms with ample storage throughout, an impressive kitchen-diner with additional breakfast bar and direct access to both the private balcony/terrace and the private rear garden, a bright bay-fronted lounge with bespoke alcove units and finally, a contemporary three piece family bathroom. For schooling, the preferred West Leigh Schools and Belfairs Academy are within catchment, with the prestigious grammar schools nearby. Positioned south of the London Road with the amenities and bus links of the bustling Leigh Broadway only around the corner and Leigh Station for London commuters a short walk away. The Old Town and the beachfront are also a stroll away and this immaculately presented home is even offered with a share of the freehold, no onward chain with viewings available now!

- Share of freehold
- Private balcony/terrace
- Walking distance to Leigh Broadway, Station and beachfront
- Large bay fronted lounge and three great-sized bedrooms
- Elegant kitchen-diner
- Private rear garden
- South of the London Road
- West Leigh School catchment area
- Modern three-piece bathroom
- Split-level 1st/2nd floor flat

## Ronald Hill Grove

Leigh-on-Sea

**£390,000**

Offers Over



# Ronald Hill Grove



## Frontage

Beautiful period frontage with a block paved front garden, picket fence, storm porch and an original obscured stained glass front door with sidelight lead leading to the communal entrance hall, with a further private entrance door leading to:

## Staircase and Landing

Ground floor entrance with a staircase with a carpet runner rising to the first floor landing, a window to side aspect, further carpeted staircase rising to the second floor loft conversion, skirting and Karndean flooring.

## Front Lounge

16'1" x 9'11"

UPVC double glazed bay fronted window with bespoke shutter blinds, bespoke alcove storage units and shelving, two column style radiators, coving, skirting and Karndean flooring.

## Kitchen-Diner

18'0" x 13'9"

UPVC double glazed door for access to private terrace and private rear garden as well as a UPVC double glazed rear windows with bespoke shutter blinds. Modern grey gloss kitchen units both wall mounted and base level comprising; integrated fridge/freezer, integrated dishwasher, integrated washing machine, composite sink with drainer and matt black mixer tap, four ring burner induction hob with stainless steel extractor hood over and an integrated oven, pan drawers, integrated wine refrigerator, breakfast bar, integrated eye-level microwave, column style radiator, spotlighting, broom cupboard, skirting and Karndean flooring.



## Bedroom One (Top Floor)

12'1" x 9'6"

UPVC double glazed rear window, radiator, skirting and carpet.

## Bedroom Two (Top Floor)

11'4" x 7'5"

Double glazed velux window to front aspect, storage cupboard, eaves storage cupboard, radiator, spotlighting, skirting and carpet.

## Three-Piece Family Bathroom (Top Floor)

8'10" x 5'8"

Obscured UPVC double glazed window to rear aspect, panelled bath with shower over, vanity unit with wash basin and chrome mixer tap, WC, boiler/eaves storage cupboard, chrome towel radiator, spotlighting, extractor fan, partial wall tiling and floor tiling.

## Bedroom Three (First Floor)

8'10" x 7'11"

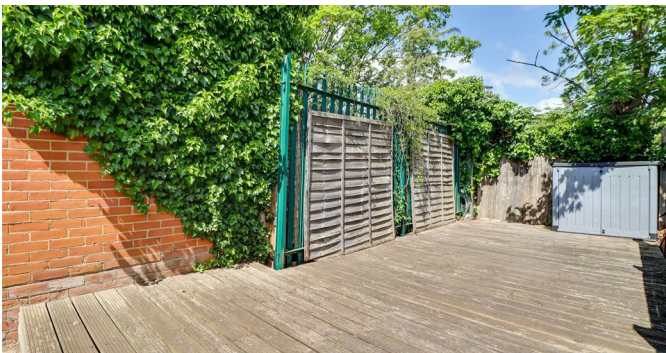
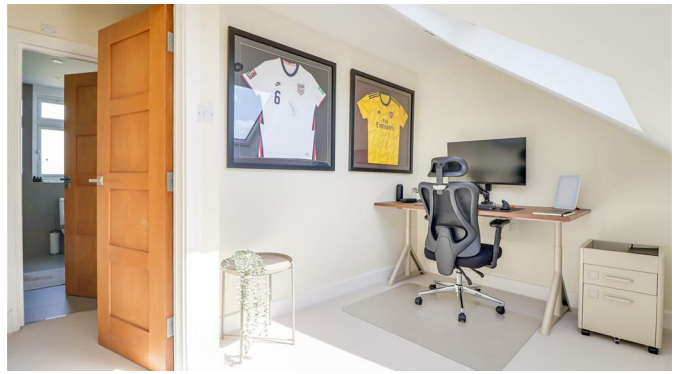
UPVC double glazed window to front aspect with bespoke shutter blinds, column style radiator, skirting and carpet.

## Private Balcony/Terrace

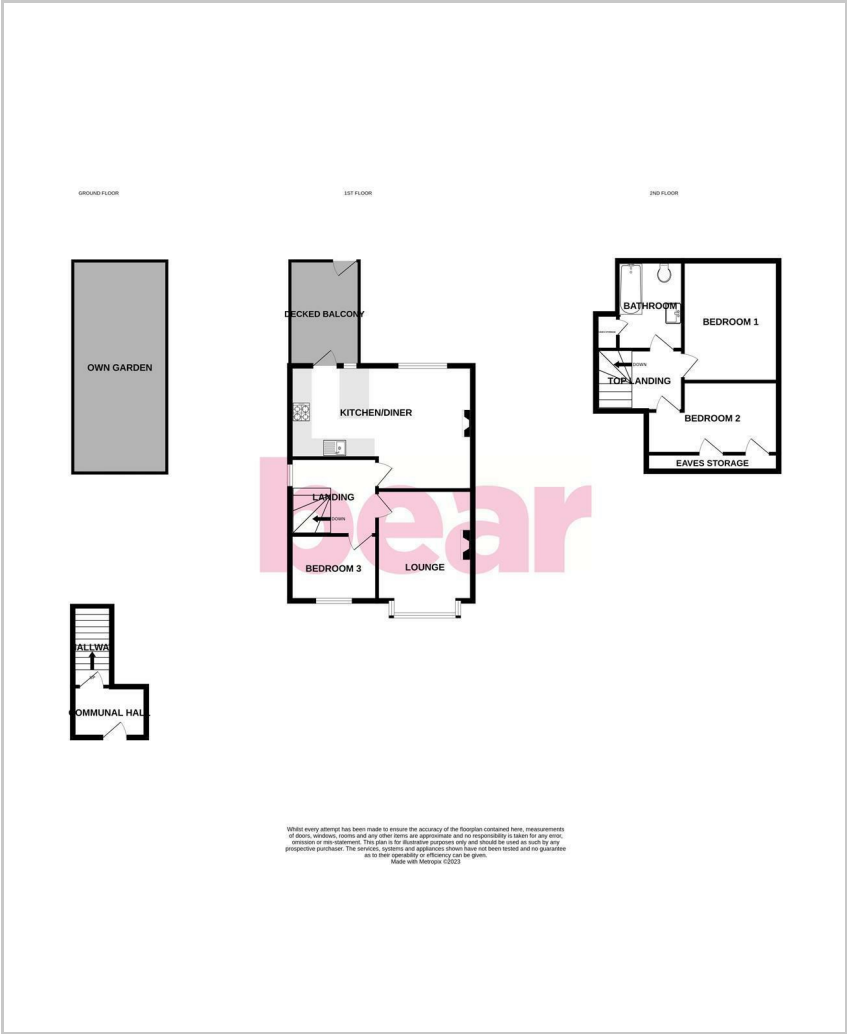
Accessed via the kitchen and constructed with wooden balustrades and a decked floor with steps down to the private garden.

## Private Rear Garden

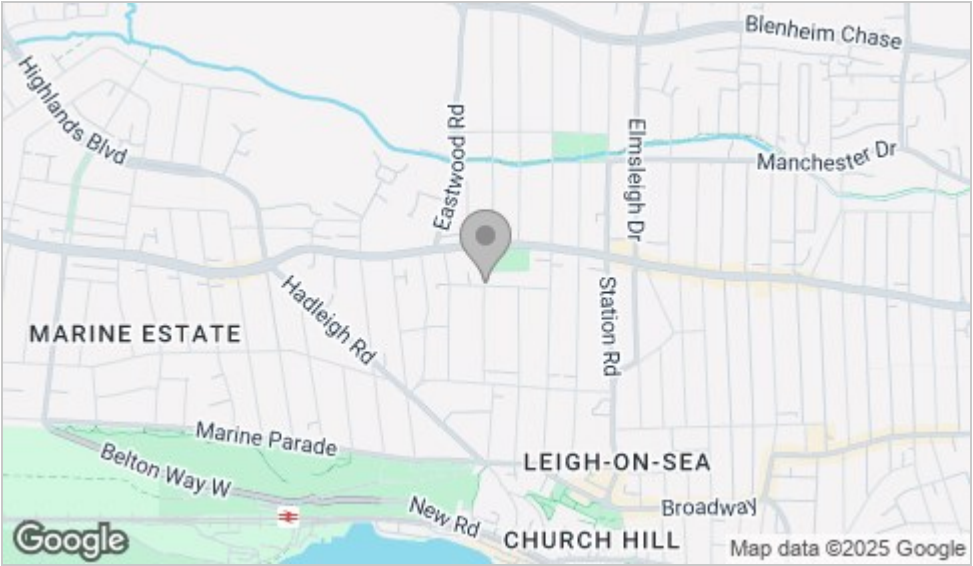
Commences with a low-maintenance artificial lawn, a paved seating area and a further decked area to the rear with fencing and side access to front of property.



# 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

