



\* DIRECT ACCESS TO SOUTH-FACING GARDEN \* SHARE OF FREEHOLD \* GROUND FLOOR FLAT \* WALK TO LEIGH STATION \* 'MARINE ESTATE' \* TASTEFULLY RENOVATED INTERIORS \* TWO DOUBLE BEDROOMS \* NO ONWARD CHAIN \* This stunning and immaculately presented, renovated two double bedroom ground floor flat has a fantastic location on the 'Marine Estate' and direct access to the south-facing garden. The accommodation is comprised of; two bay-fronted double bedrooms, a spacious three-piece shower room and a bright open-plan kitchen-reception complete with breakfast bar and integrated appliances and with direct access to the south-facing rear garden. The location gives quick access to bus links and amenities as well as being only a stroll to Leigh Station for London commuters. Leigh Broadway and the Old Town are also a walk away and for schooling, the West Leigh Schools and Belfairs are within catchment. The home comes with a share of the freehold and is offered with no onward chain - viewings are available now!

- Walk to Leigh Station
- Renovated interiors
- Integrated appliances
- Amenities and bus links seconds away
- Share of freehold
- 'Marine Estate' location
- Stunning open-plan kitchen-reception
- Direct access to south-facing garden
- Old Leigh and the Broadway nearby
- No onward chain

## London Road

Leigh-on-Sea

**£240,000**





# London Road



## Frontage

Impressive Art-Deco building with well-kept front gardens and a communal entrance with intercom.

## Private Hallway

Large walk-in storage cupboard, radiator, spotlighting, skirting and laminate flooring.

## Kitchen-Reception

22'0"×11'3" reducing to 8'11"

UPVC double glazed door for direct access to garden and two UPVC double glazed rear windows, modern grey matt kitchen units both wall mounted and base level comprising; three seater breakfast bar, four ring burner induction hob, composite sink with drainer and chrome mixer tap, integrated fridge/freezer, integrated washing machine, oven, concrete effect laminate worktops, modern vertical radiator and an additional radiator, spotlighting, skirting and laminate flooring.

## Master Bedroom

15'8"×10'2"

UPVC double glazed bay window to front aspect, storage cupboard, ample space for wardrobes, radiator, spotlighting, skirting and carpet.

## Second Bedroom

11'10"×7'11"

UPVC double glazed bay window to front aspect, radiator, spotlighting, skirting and carpet.

## Three-Piece Shower Room

8'2"×6'0"

Obscured UPVC double glazed window to

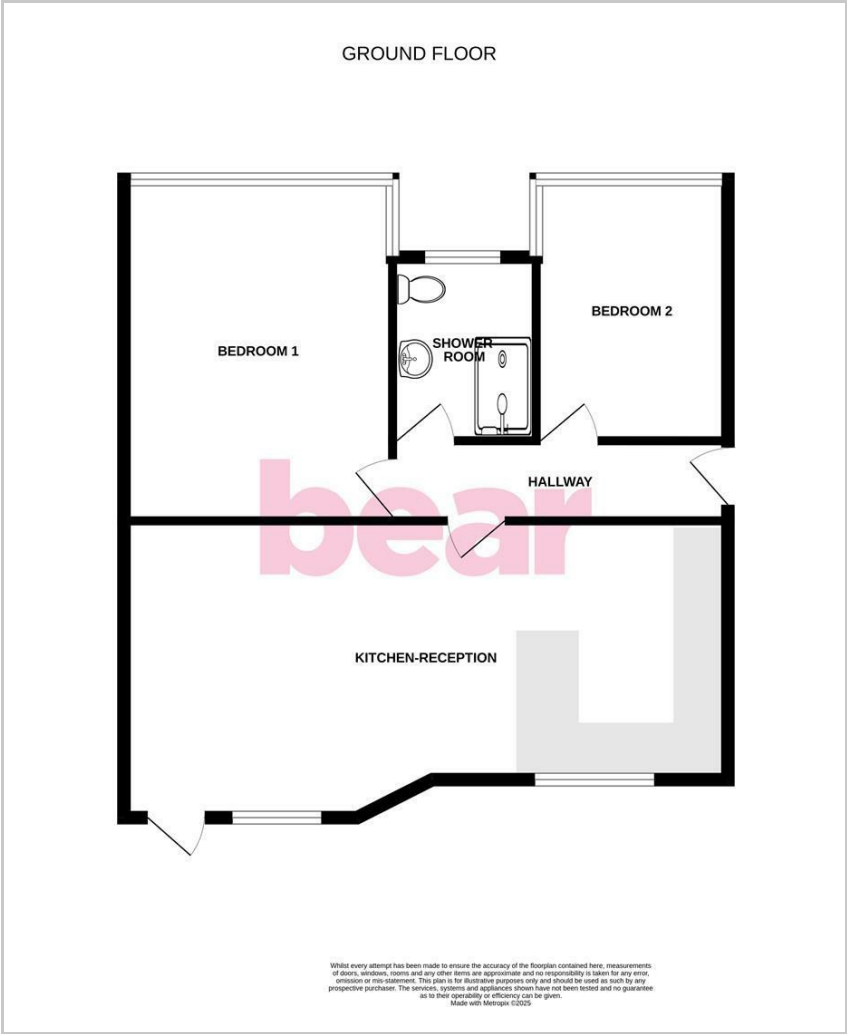
front aspect, double walk-in shower with drencher head and secondary shower attachment, WC, floating vanity unit with wash basin and chrome mixer tap, chrome towel radiator, spotlighting, extractor fan, skirting and a tiled floor.

## South-Facing Garden

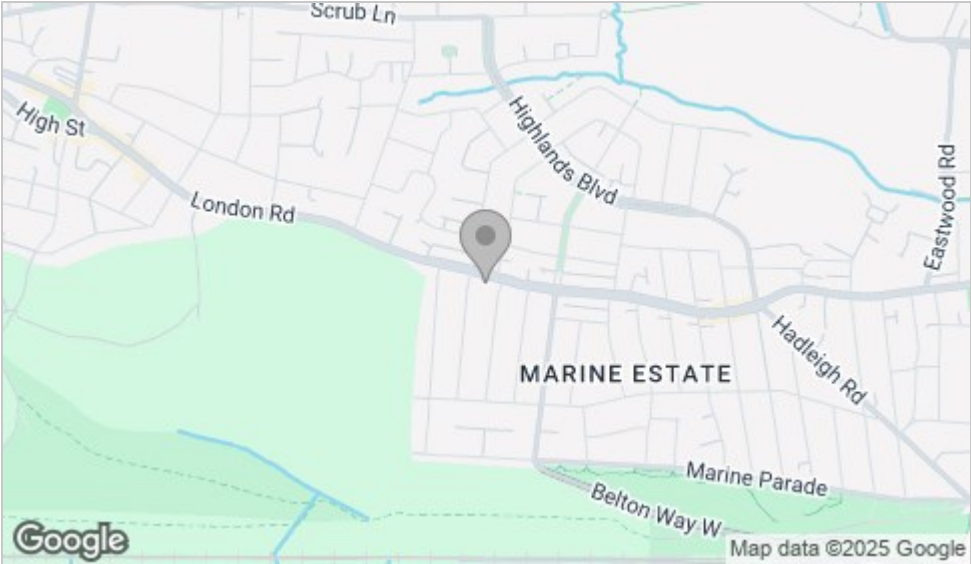
Direct access from kitchen-reception room, large decked area with ample space for seating/dining.



# 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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1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 [los@bearestateagents.co.uk](mailto:los@bearestateagents.co.uk) <http://www.bearestateagents.co.uk/>

# Energy Efficiency Graph

