



* EXCITING RENOVATION PROJECT WITHIN A PRIME LEIGH-ON-SEA LOCATION * 50% Share of freehold - Nestled in the sought-after Grange Road, Leigh-on-Sea, this charming flat offers a fantastic opportunity for those with a keen eye for potential. Boasting a character ground floor layout, this property features a delightful open-plan living space at the rear, perfect for entertaining guests or simply unwinding after a long day. With two generously sized bedrooms, a lounge diner seamlessly connected to the kitchen area, and a bathroom, this flat provides ample space for comfortable living. The added bonus of a private rear garden, complete with a storage shed and convenient side access to the front of the property, offers a tranquil outdoor retreat in the heart of the bustling town. While the property requires modernisation, it presents an exciting renovation project for the right buyer, allowing you to tailor the space to your personal taste and style. Situated on a popular tree-lined road, just a stone's throw away from Leigh Broadway and within walking distance to Leigh Station, convenience and charm converge in this promising abode. Don't miss out on the chance to transform this diamond in the rough into your dream home. Embrace the potential and make this flat your own slice of paradise in this vibrant seaside town.

- Traditionally built ground floor flat
- Own rear garden with side access
- Potential to extend rear STP
- Walking distance to Leigh Station and Old Town
- No onward chain with keys held for immediate viewing
- Two great size bedrooms
- Open plan lounge diner leading on to kitchen
- Doorstep to Leigh Broadways shopping facilities
- Belfairs Woods and Golf Course nearby
- Share of freehold

Grange Road

Leigh-On-Sea

£280,000

Offers Over



Grange Road



Frontage

Path leading to communal entrance.

Communal Hallway

Solid wood entrance door to front, utility meters, laminate flooring, door to:

Hallway

14'11" x 2'8"

Two pendant lights, carpet.

Bedroom Two

13'2" into bay x 10'11" > 8'1"

Sash windows to front bay, gas fire, carpet.

Bedroom One

11'6" x 8'6"

Glazed window to rear, radiator, carpet.

Lounge Diner

13'10" x 11'0" into bay

Understairs storage cupboard, sash windows to side bay, radiator, original wooden floorboards. Opening to:

Kitchen

9'1" x 6'10"

Kitchen comprises of wall and base level units, roll edge laminate worktops, 1.5 sink and drainer, integrated oven, integrated hob with extractor fan above, space for washing machine, space for fridge, double glazed window to side, radiator, concrete floor, door to:

Inner Hallway

3'3" x 2'9"

Pendant light, double glazed door to side leading to rear garden, concrete floor, door to:

L-Shaped Bathroom

Obscured double glazed window to rear, wall mounted boiler, panelled bath with shower attachment, wall hung wash basin, low level WC, concrete floor.

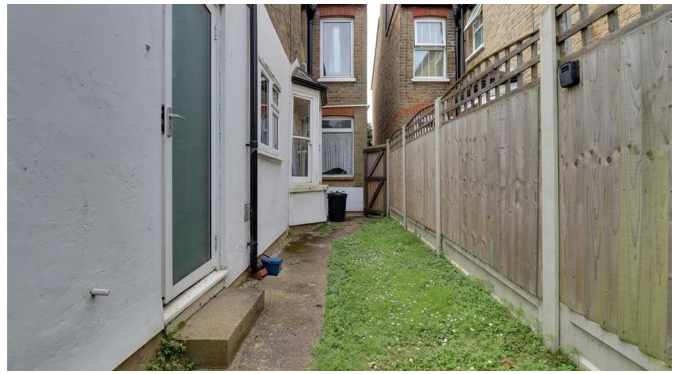
Rear Garden

Laid to lawn with established shrubs and plants, garden shed, side access to front of property.

Agent Notes:

There is a share of freehold with 190 years remaining on the lease.

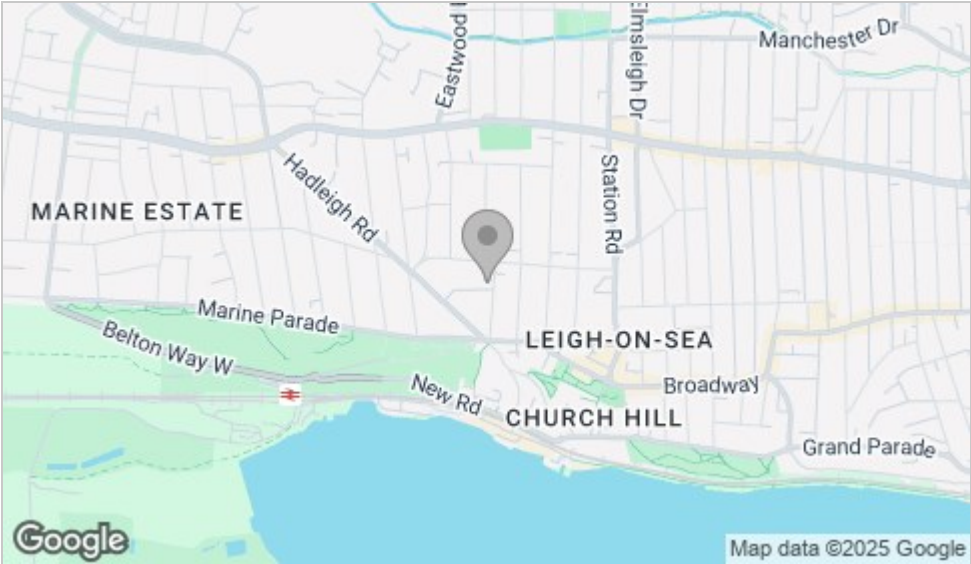
Future Value: Should the work required on the flat be carried out to an excellent standard throughout we would anticipate the property to be worth in the region of £325,000-£335,000.



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

