



\* SHARE OF FREEHOLD \* PRIVATE REAR AND FRONT GARDEN \* DOORSTEP TO LEIGH BROADWAY, STATION AND BEACHFRONT \* GROUND FLOOR FLAT \* Perfectly positioned in Leigh-on-Sea, this charming two-bedroom ground floor flat is just a stones throw from the beachfront, Leigh Broadway, and the station—boasting original features throughout and an exceptionally large garden rarely found in this location. The accommodation comprises a charming front garden with space for seating, and provides added privacy to the property. Inside, a spacious hallway leads to two generous double bedrooms, a stylish four-piece bathroom, and a beautifully presented open-plan living area complete with a Amtico flooring, a modern kitchen and Rangemaster cooker. To the rear, a spacious landscaped garden provides the perfect setting for entertaining or relaxing in the sun. For families, the property falls within the catchment area for the highly regarded Leigh North Street Primary School and Belfairs Academy, with the prestigious Southend and Westcliff Grammar Schools also nearby. Amenities and excellent bus links are just moments away on Leigh Broadway, while Leigh Station is conveniently on your doorstep—ideal for those commuting to London. 50% Share of freehold: 996 year lease(approx.) /// Service charge: £0(approx.) /// Ground rent: £0(approx.) Council Tax Band: C

- Share of freehold
- Private landscaped rear garden and front garden
- Doorstep to Leigh Broadway, Station and beachfront
- Original parquet flooring
- Open-plan living area
- Modern kitchen with Rangecooker
- Two double bedrooms
- Stylish four-piece bathroom
- Ample storage throughout
- Catchment for Leigh North Street Primary and Belfairs Academy

## Laurel Close

Leigh-On-Sea

**£350,000**

Offers Over





# Laurel Close



## Frontage

Front garden with space for seating and lawn area, raised shrub and flower borders and well established tree, double glazed obscured composite front door leading to:

## Entrance Hallway

15'3" x 2'11"

Radiator, storage cupboard, smooth ceiling with inset spotlights, skirting, original parquet flooring.

## Lounge

13'9" x 11'3"

UPVC double glazed window to front aspect, radiator, large storage cupboard, smooth ceilings with feature pendant light, skirting, herringbone Amtico flooring.

## Kitchen-Diner

14'0" x 9'10"

UPVC double glazed door leading to garden, UPVC double glazed windows to rear aspect, radiator, matt grey kitchen units both wall mounted and base level, kitchen comprised of; integrated fridge, integrated freezer, integrated Beko dishwasher, space for integrated washing machine/tumble dryer, black composite sink with drainer and brushed steel mixer tap, five ring range master cooker, black extractor fan hood over, smooth ceilings with inset spotlights, skirting, herringbone Amtico flooring.

## Bedroom One

11'2" x 10'10"

UPVC double glazed window to front aspect, double radiator, smooth ceiling with feature pendant light, skirting, original parquet flooring.

## Bedroom Two

10'10" x 9'11"

UPVC double glazed window to rear aspect, double radiator, industrial style fitted clothing rails, smooth ceiling with feature pendant light, skirting, original parquet flooring.

## Bathroom

6'3" x 5'6"

UPVC obscured double glazed window to rear aspect, matt black towel radiator, vanity unit with wash basin and matte black mixer tap, panelled bath, WC, shower cubicle, smooth ceilings with inset spotlights, partially tiled walls, concrete effect vinyl flooring.

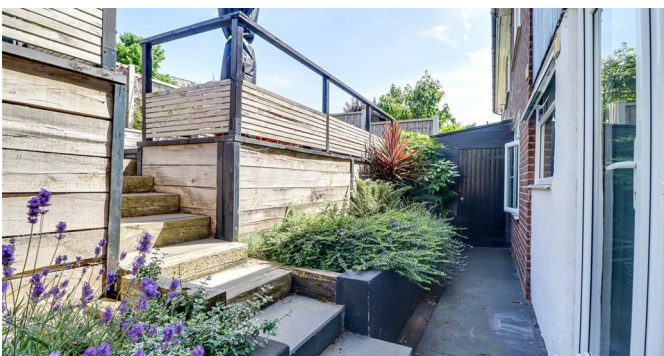
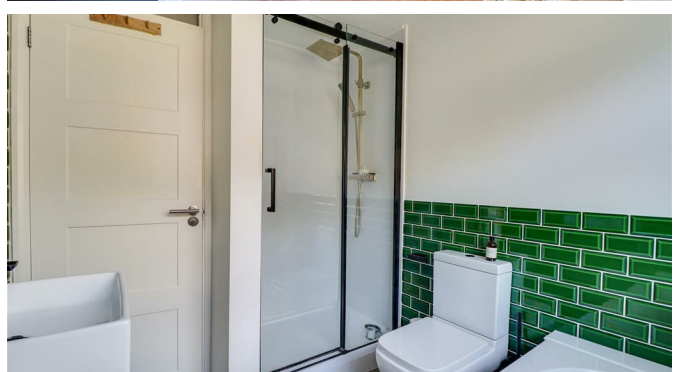
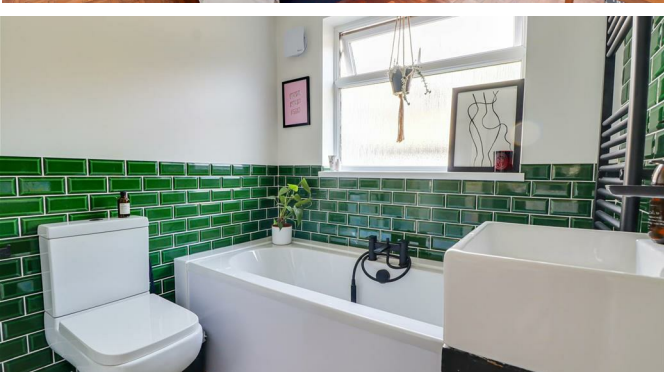
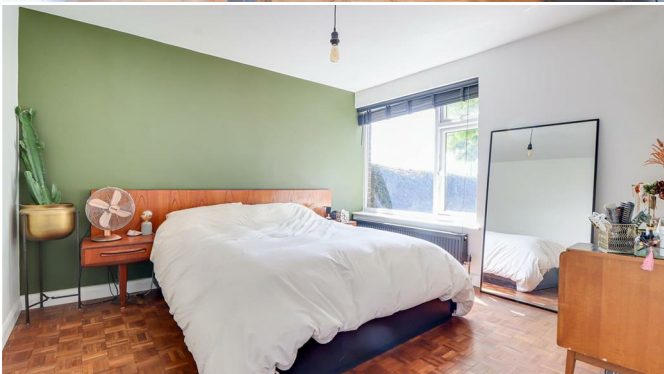
## Private Rear Garden

Commences with hardstanding area with raised flower and shrub borders, shed to remain, tiled steps with oak edges leading to black composite raised decking area with flower and shrub borders - a truly beautiful garden that captures sunlight all day long.

## Agent Notes:

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// Service charge: £0(approx.) // Ground rent: £0(approx.)  
Council Tax Band: C

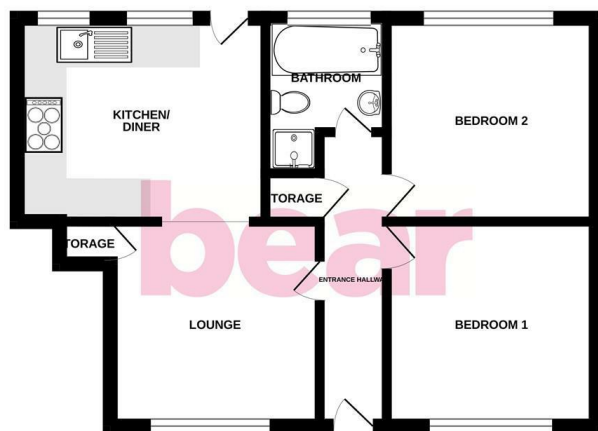






## Floor Plan

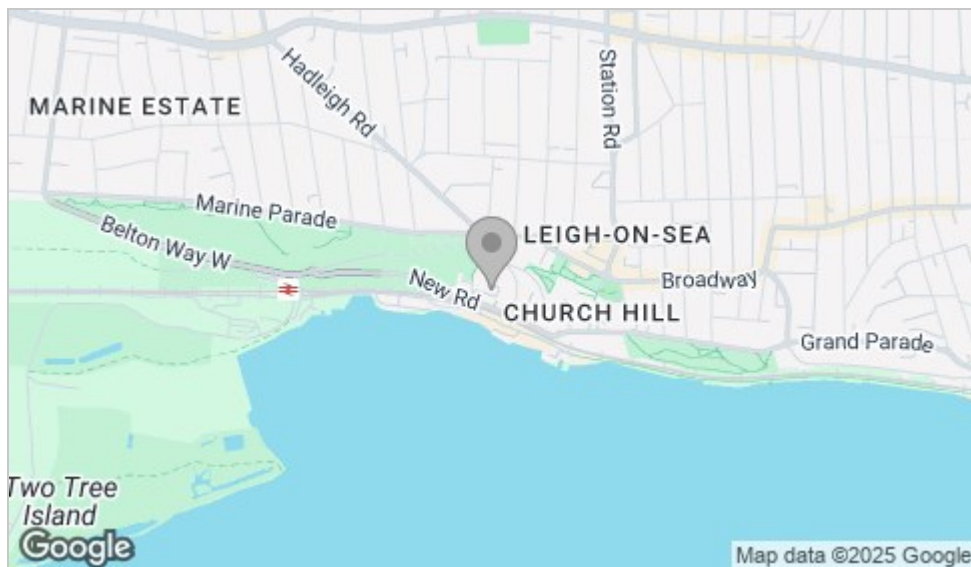
GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of each room, room and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Measure (2023)



## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph

