



* £260,000- £290,000 * Found in the charming area of St. Clements Avenue, Leigh-on-Sea, this delightful ground floor flat offers a perfect blend of comfort and convenience. Boasting a spacious double bedroom, this property is ideal for individuals or couples seeking a tranquil living space. The bay fronted lounge diner is a standout feature, providing a bright and inviting atmosphere, perfect for relaxation or entertaining guests. The generous kitchen area is well-equipped, making it a joy to prepare meals. One of the highlights of this property is the direct access to an unoverlooked west-facing rear garden, where you can enjoy the sun in privacy, creating an ideal outdoor retreat. Additionally, the property benefits from its own driveway, accommodating one large vehicle, which is a rare find in this area. The location is superb, with Leigh Station and the vibrant Broadway just a short walk away, offering a variety of shops, cafes, and restaurants. For those who enjoy the outdoors, Bonchurch Park is conveniently located at the bottom of the road, providing a lovely space for leisurely strolls or picnics. This property presents an excellent opportunity for those looking to embrace the Leigh-on-Sea lifestyle, combining comfort, accessibility, and a welcoming community. There is also the bonus of no onward chain with this purchase.

- One double bedroom
- West backing rear garden
- New lease of 125 years on completion
- Walking distance to Leigh Station, The Broadway and The Old Town
- No Onward Chain
- Ground floor flat
- Own driveway for one large vehicle
- Bay-fronted lounge-diner
- Bonchurch Park on your doorstep, as well as Belfairs Woods and Golf Course
- Immaculate condition throughout

St. Clements Avenue

Leigh-on-Sea

£260,000

Price Guide



St. Clements Avenue



Frontage

Own driveway for one large vehicle, pathway to:

Communal Entrance

Lounge-Diner

15'0" into the bay x 12'3"

Smooth coved with a pendant light, double glazed bay window to the front with fitted shutter blinds, feature fireplace opening, radiator, real wood flooring, door to:

Inner Hallway

11'10" x 4'0" max

Storage cupboards, smooth coved ceiling with a pendant light, radiator, real wood flooring, door to:

Bedroom

11'9" x 8'7"

Smooth coved ceiling, double glazed window to the rear, radiator, real wood flooring.

Kitchen

12'3" x 8'10"

Smooth coved ceiling, double glazed windows to the side, UPVC double glazed doors to the side leading out to the garden. Modern kitchen wall comprising; and base level units with a roll edge laminate worktop, integrated oven and grill, four ring gas hob with an extractor fan above, 1.5 stainless steel sink and drainer, tiled splashbacks, space for a fridge freezer, space for a washing machine, wall mounted Worcester combination boiler, radiator, tiled flooring, door to:

Bathroom

8'11" x 6'4"

Smooth coved ceiling, obscured double glazed window to the rear, paneled bath with a shower over, low-level WC, pedestal wash basin, part tiled walls, tiled flooring, radiator, extractor fan.

West Facing Rear Garden

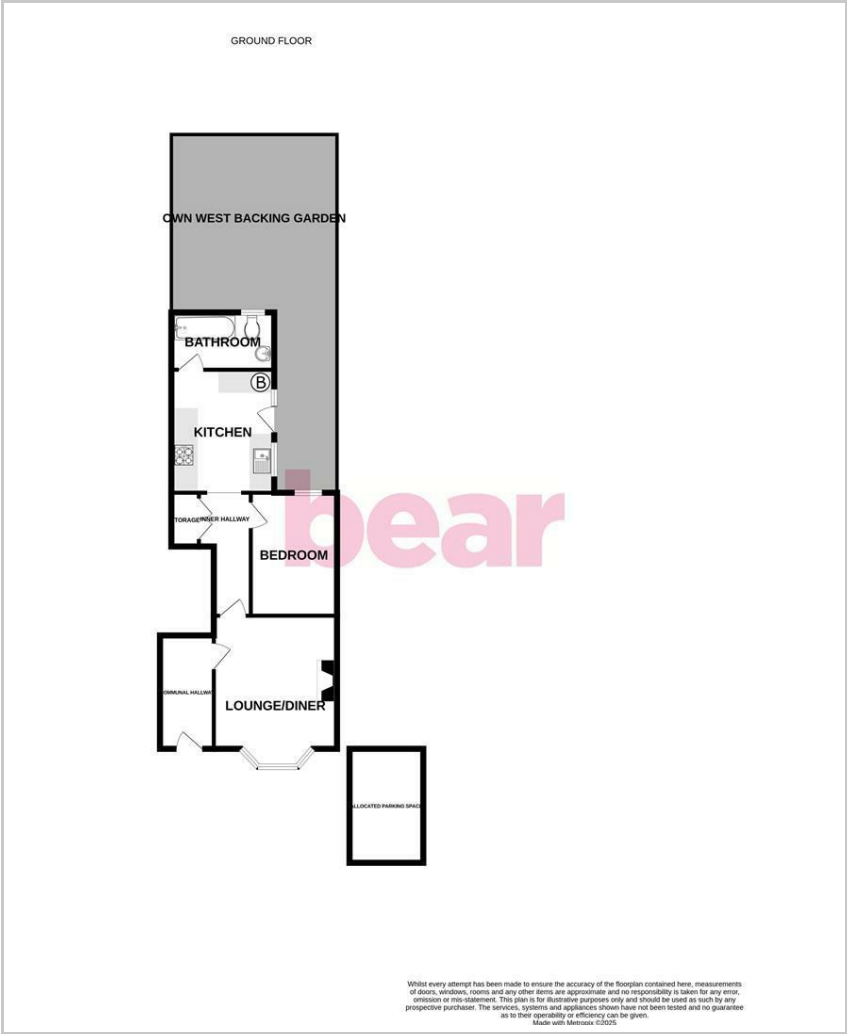
Commences with a patio area, raised composite decking area with the remainder laid to lawn, sleeper bed borders, garden shed.

Agents Notes:

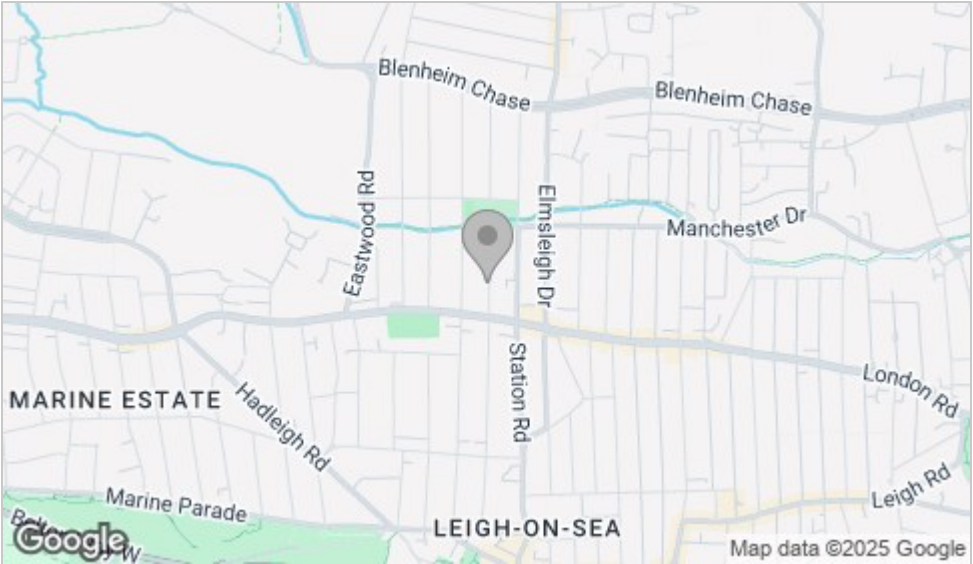
Council tax band: A



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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

