



\* £270,000- £290,000 \* Located on the charming Nelson Road in Leigh-on-Sea, this delightful ground floor flat offers a perfect blend of style, comfort and convenience. Boasting two generously sized bedrooms, this property is ideal for couples or small families. The open plan kitchen and lounge area creates a welcoming space, perfect for both relaxation and entertaining. The flat features a main bathroom as well as an en-suite shower room attached to the master bedroom, ensuring ample facilities for residents and guests alike. For those with vehicles, the property includes allocated parking for one car, along with additional visitor parking, making it easy for friends and family to visit. Location is key, and this flat does not disappoint. A short stroll will take you to Chalkwell Station, providing excellent transport links for commuters, as well as major bus routes nearby. This property is a wonderful opportunity for anyone looking to enjoy the vibrant lifestyle that Leigh-on-Sea has to offer, with its beautiful seafront, local shops, and community spirit. Don't miss the chance to make this lovely flat your new home.

- Gorgeous ground floor flat
- Allocated parking for one vehicle and visitor's parking
- Access to outside area from master bedroom
- Modern throughout
- Close to London Road amenities and Leigh Broadways shopping facilities
- Two good-sized bedrooms
- Open plan kitchen lounge area
- Main bathroom and en-suite to master
- Short walk to Chalkwell Station, Park and Beachfront
- Major bus links close by

## Nelson Road

Leigh-on-Sea

**£270,000**

Price Guide



# Nelson Road



## Hallway

Smooth ceiling with inset spotlights, solid wood entrance door with a spy hole to the front, storage cupboard housing the water tank, additional storage cupboard, entry phone system, radiator with a radiator cover, vinyl flooring, door to:

## Lounge Kitchen

24'1" into the bay x 10'5"

Lounge Area: 5.28m x 3.20

Smooth ceiling with inset spotlights, double glazed bay window to the rear, feature media wall with built in shelving and an electric fireplace, two radiators, vinyl flooring, opening to:

Kitchen Area: 3.20m x 2.10m

Smooth ceiling with inset spotlights, modern handleless kitchen comprising of; wall and base level units with floor to ceiling units housing the integrated fridge and freezer, quartz worktops with an inset sink and draining grooves, integrated oven, Siemens four ring induction hob with a Siemens extractor fan above, glass splashback, integrated dishwasher, integrated washing machine, quartz upstands, tiled splashbacks on the back wall, vinyl flooring.

## Bedroom One

13'6" x 9'4"

Smooth ceiling with a pendant light, radiator, double glazed French doors to the rear leading to an outside area, carpet, door to:

## En-Suite Shower Room

6'7" x 5'4"

Smooth ceiling with inset spotlights and an

extractor fan, double walk-in shower with a drencher head and shower hose, wall hung low-level WC, wall hung wash basin, inset shelf with a quartz worktop, shaving point, double wall cupboard with mirrored doors, wall hung chrome heated towel rail, part tiled walls, tiled flooring.

## Bedroom Two

11'8" > 9'6" x 7'10"

Smooth ceiling, double glazed window to the rear, radiator, carpet.

## Bathroom

7'2" x 6'7"

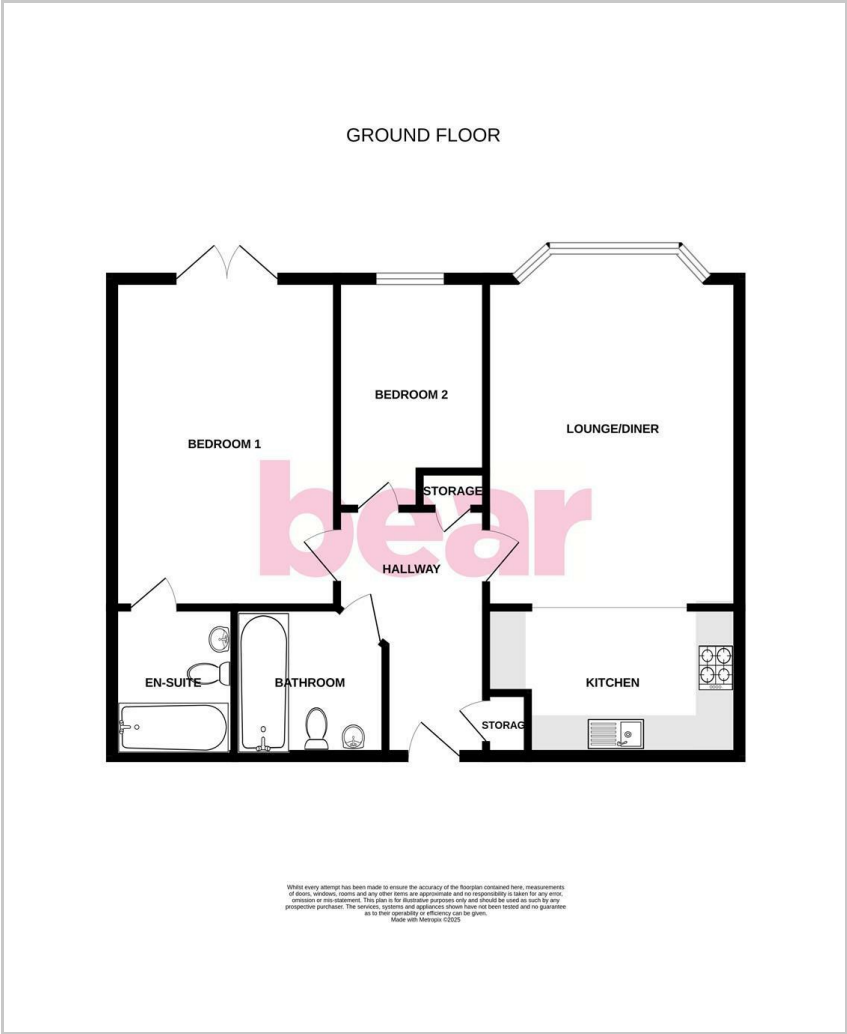
Smooth ceiling with inset spotlights and an extractor fan, tiled bath with a shower hose attachment, low-level WC, wall hung vanity unit wash basin, wall hung chrome heated towel rail, inset shelf with a quartz worktop, large mirror, part tiled walls, tiled flooring.

## Exterior

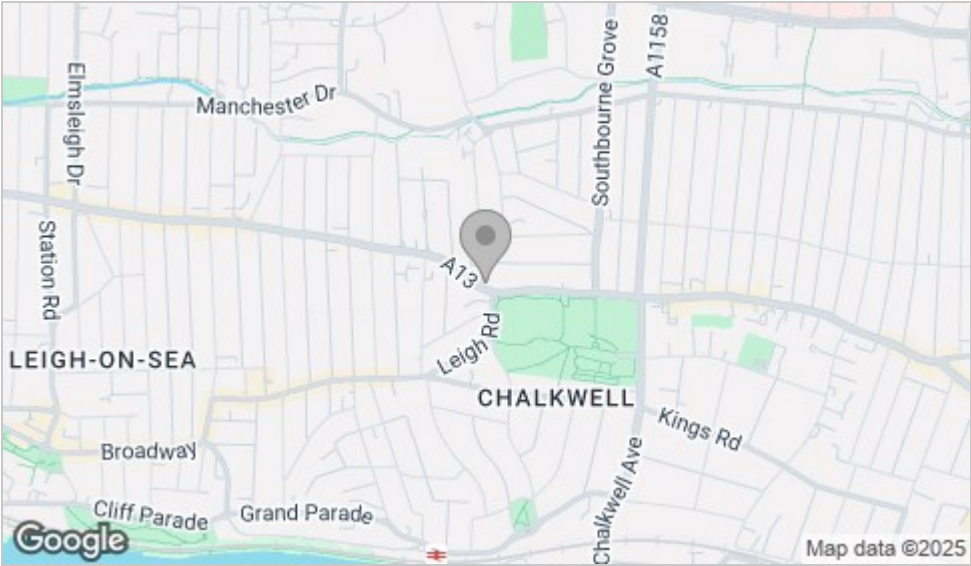
There is one allocated parking space as well as visitor's parking space, there is also a communal outside space.



# 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

