



* £270,000- £280,000 * Located on London Road in the charming seaside town of Leigh-on-Sea, this exceptional ground floor flat offers a perfect blend of modern living and convenience. With a spacious open plan kitchen, lounge, and dining area, this property is designed for both relaxation and entertaining. The fully fitted kitchen boasts a stylish island, making it an ideal space for family breakfasts or casual gatherings. The flat features two generously sized double bedrooms, with the master bedroom benefiting from a private en-suite bathroom, ensuring comfort and privacy. A beautifully appointed three-piece family bathroom adds to the appeal, providing a luxurious space for all residents. One of the standout features of this property is the direct access to a private rear garden from both bedrooms, allowing for a seamless indoor-outdoor living experience. This outdoor space is perfect for enjoying the fresh air or hosting summer barbecues. Location is key, and this flat does not disappoint. It is just a short stroll away from the vibrant Leigh Broadway, where you can find an array of shops, cafes, and restaurants. Additionally, Chalkwell Station, local parks, and the beach are all within easy reach, making it an ideal spot for those who appreciate both convenience and leisure. This flat is a wonderful opportunity for anyone looking to enjoy a modern lifestyle in a picturesque coastal setting.

- Large ground floor flat
- Direct access to own rear garden
- En-suite shower room to bedroom one
- Own entrance porch and no communal areas
- Doorstep to London Road amenities
- Two double bedrooms
- Stunning main bathroom
- Impressive open plan Kitchen, lounge and dining room
- Modern full fitted kitchen breakfast room with island bar
- Short walking distance to Chalkwell Park, Beach and Station, whilst Leigh Broadways shopping facilities are also close by

London Road

Leigh-On-Sea

£270,000

Price Guide



London Road



Entrance Porch

Upvc entrance door to front, door to rear leading to:

Lounge Area

13'5" x 9'

Fitted carpet, radiator, double glazed window to front, ceiling with fitted spotlights, open to:

Dining Area

13'5" x 9'6"

Large storage cupboard, double glazed window to front, laminate flooring, ceiling with fitted spotlights, opening to:

Kitchen Breakfast Room

14'6" x 9'6"

Range of wall and base units with work surface above incorporating inset sink and drainer with mixer tap, integrated mid-height oven and hob with recessed extractor over, integrated microwave oven, space for American-style fridge freezer, island with breakfast bar, two radiators.

Bedroom One

13'9" x 9'6"

Fitted carpet, radiator, double glazed French doors leading to rear garden, ceiling with fitted spotlights, door to:

En-Suite Shower Room

7'9" x 3'9"

Three-piece suite comprising double walk-in shower, wash hand basin set in vanity unit with mixer tap, and low-level W.C., tiled flooring, part tiled walls, heated towel rail, ceiling with fitted spotlights.

Bedroom Two

11'3" x 9'8"

Fitted carpet, radiator, double glazed French doors leading to garden, ceiling with fitted spotlights.

Family Bathroom

7'11" x 7'9"

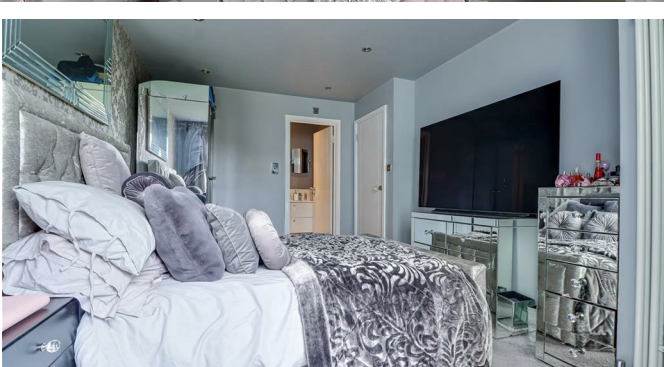
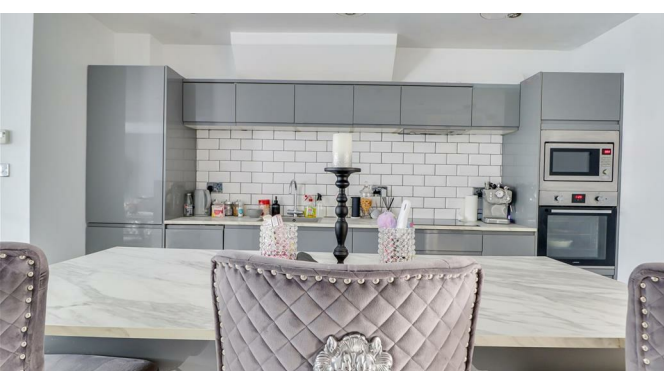
Three-piece suite comprising panelled bath with mixer tap and hand-held shower attachment with shower over, wall-mounted wash hand basin with mixer tap set in vanity unit, and low-level W.C., tiled flooring, part tiled walls, ceiling with fitted spotlights.

Direct Access to Own Rear Garden

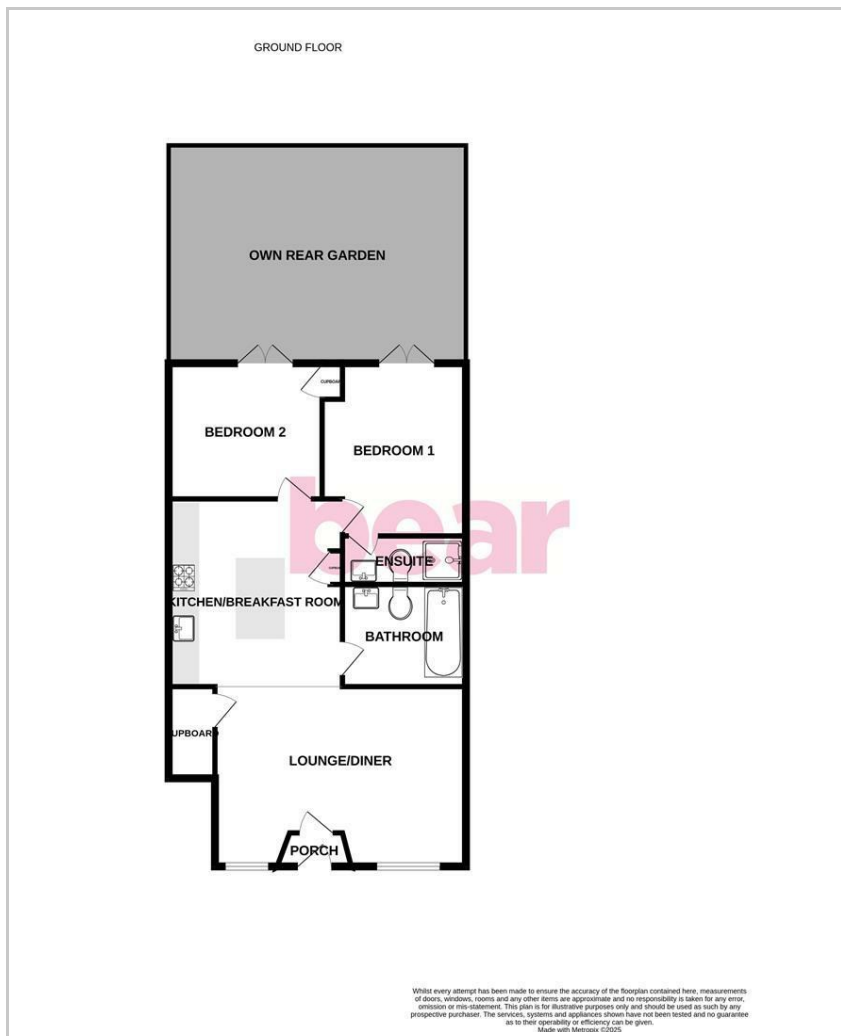
Commences with patio with raised artificial lawn area. Garden shed, access to both bedrooms via French doors.

Agents Notes:

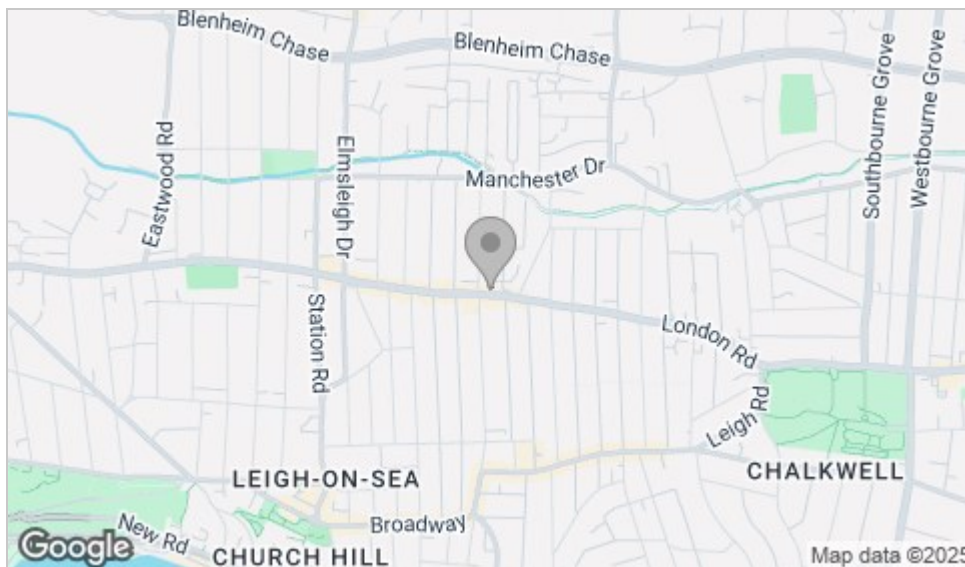
Council tax band: C



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 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

