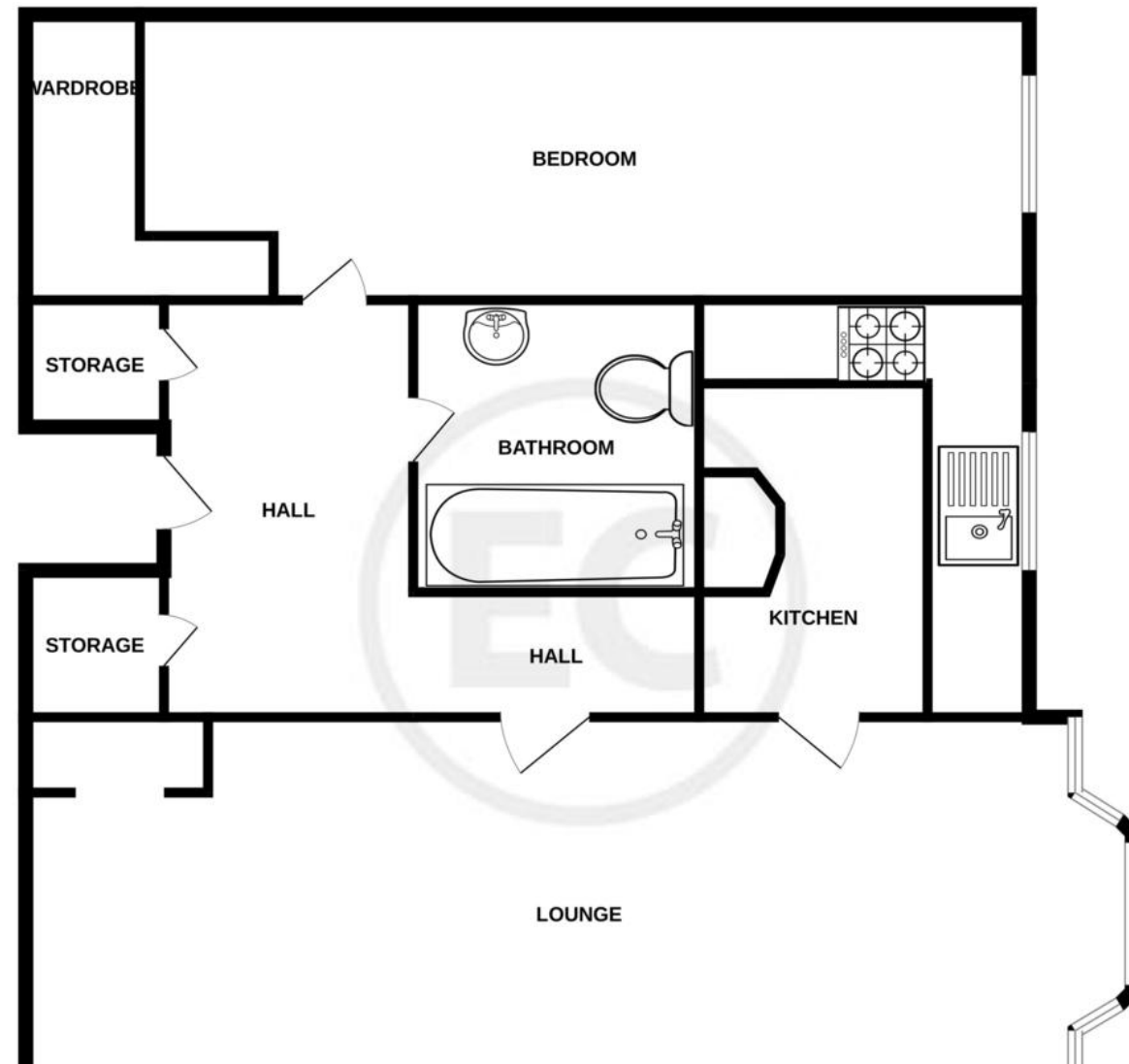


GROUND FLOOR



%epcGraph_c_1_500%



17 St. Clements Court, Broadway West, Leigh On Sea, SS9 2BW £240,000

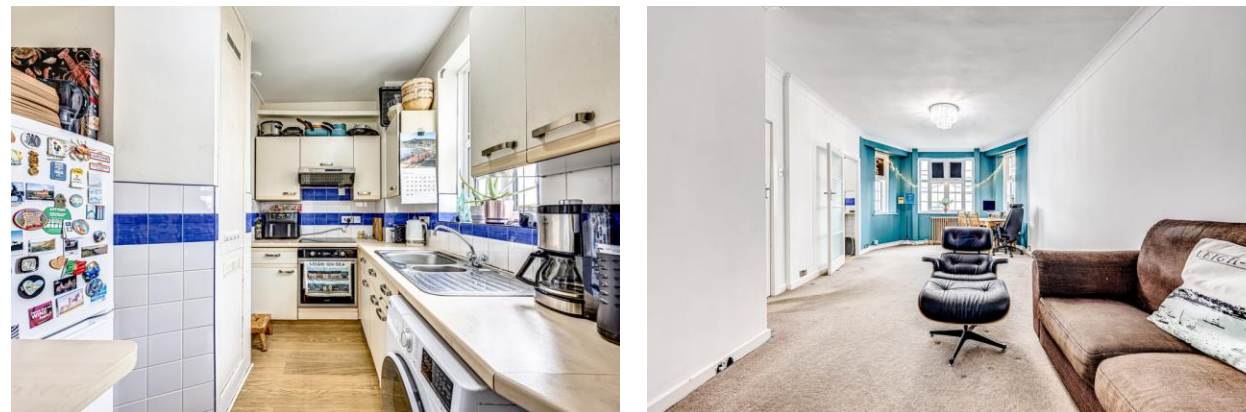
****GUIDE PRICE £240,000 - £250,000**** Situated in the heart of Leigh-on-Sea, this imposing art deco building is professionally managed and conveniently located on Broadway West, offering easy access to Leigh Broadway's shopping facilities, Leigh Train Station, Old Leigh Town, and the beachfront. Larger than most one-bedroom properties in the area, this excellent flat boasts glorious, uninterrupted views of the Thames Estuary towards the Kent Coastline.



Positioned perfectly along Broadway West, the property is ideal for accessing local shops, bars, restaurants, and transportation links, making it the perfect first-time purchase or investment. With 168 years remaining on the lease, the Service Charge/Building Insurance/Ground Rent is £3824.52 per annum. Council Tax Band - B. Strictly no pet policy.



- HUGE DOUBLE BEDROOM WITH FITTED WARDROBES
- LOCATED IN THE HEART OF LEIGH-ON-SEA
- LIFT ACCESS
- STUNNING ESTUARY VIEWS
- SPACIOUS THROUGHOUT
- SHARE OF FREEHOLD
- MODERN FITTED KITCHEN
- THREE PIECE BATHROOM SUITE
- COMMUNAL PARKING
- COMMUNAL GARDENS



****GUIDE PRICE £240,000 - £250,000**** Situated in the heart of Leigh-on-Sea, this imposing art deco building is professionally managed and conveniently located on Broadway West, offering easy access to Leigh Broadway's shopping facilities, Leigh Train Station, Old Leigh Town, and the beachfront. Larger than most one-bedroom properties in the area, this excellent flat boasts glorious, uninterrupted views of the Thames Estuary towards the Kent Coastline.

Positioned perfectly along Broadway West, the property is ideal for accessing local shops, bars, restaurants, and transportation links, making it the perfect first-time purchase or investment. With 168 years remaining on the lease, the Service Charge/Building Insurance/Ground Rent is £3824.52 per annum. Council Tax Band - B. Strictly no pet policy.

HALL 9' 13" x 9' 37" (3.07m x 3.68m) Fitted carpet, pendant lighting with doors leading to:

LOUNGE/DINER 24' 64" x 11' 90" (8.94m x 5.64m) Large open space for entertaining with carpeted flooring, pendant lighting, radiator, double glazed bay window with stunning estuary views, doors leading to:

KITCHEN 5' 67" x 9' 46" (3.23m x 3.91m) Range of high and low level units, laminate wood finished work tops, hot and cold mixer tap, stainless steel one and half sink with drainer, integrated oven with electric hob, space for washing machine and fridge, tiled splashback, pendant lighting and double glazed window to side aspect.

BATHROOM 6' 21" x 5' 96" (2.36m x 3.96m) Pendant lighting, wooden paneling, tiled flooring, paneled bath with tiled splashback, hot and cold mixer tap, shower head handheld attachment, hand sink and basin with hot and cold mixer tap, low level w/c.

BEDROOM 19' 05" x 9' 93" (5.92m x 5.11m) Large bedroom, carpeted flooring, radiator, large fitted wardrobes, space for bed and desk, pendant lighting and double glazed window to side aspect with estuary views.