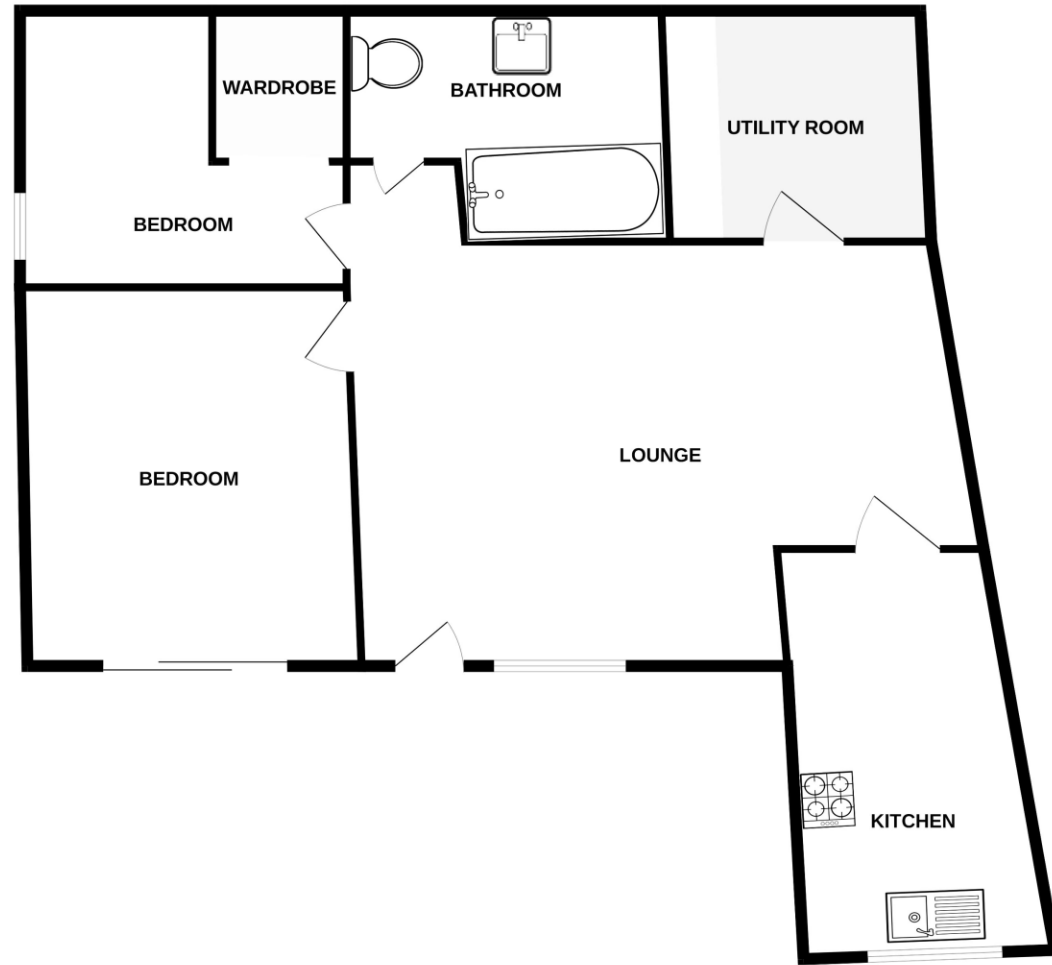


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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.  
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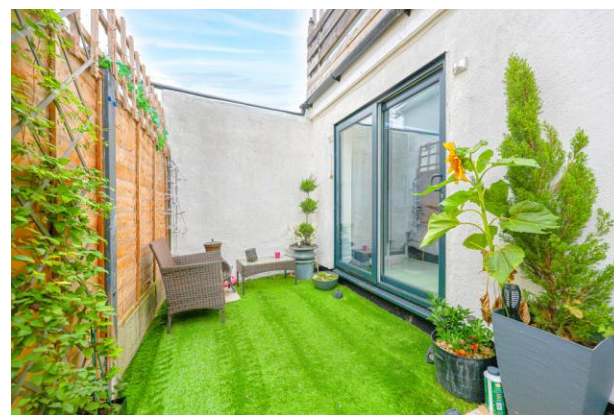
**1434B London Road, Leigh-on-Sea, SS9 2UL**  
**£280,000**

ENTRANCE VIA CRESCENT ROAD\* \*TWO BEDROOMS\* \* WEST LEIGH CATCHMENT AREA\* MARINE ESTATE\* A superb two bedroom ground floor maisonette situated in a fantastic location for amenities, Leigh Station and the Broadway all only a walk away and a brilliant school catchment, with both West Leigh and Belfairs within it. The accommodation comprises a large lounge, two double bedroom, luxury fitted kitchen, utility room, bathrooms suite and own court yard garden. The property should be viewed internally to appreciate all it has to offer!

- WESTLEIGH SCHOOL CATCHMENT AREA
- MARINE ESTATE
- COURT YARD GARDEN
- IMMACUALTE THROUGH OUT
- LARGE LOUNGE
- UTILITY ROOM
- LUXURY FITTED FITTED
- NO ONWARD CHAIN
- VIEWING HIGHLY RECOMMENDED







**ENTRANCE VIA CRESCENT ROAD \* \* TWO BEDROOMS \*  
\* WEST LEIGH CATCHMENT AREA \* MARINE ESTATE \* A**  
superb two bedroom ground floor maisonette situated in a fantastic location for amenities, Leigh Station and the Broadway all only a walk away and a brilliant school catchment, with both West Leigh and Belfairs within it. The accommodation comprises a large lounge, two double bedroom, luxury fitted kitchen, utility room, bathrooms suite and own court yard garden. The property should be viewed internally to appreciate all it has to offer!

**LOUNGE** 19' 11" x 14' 1" > 12' (6.07m x 4.29m) Secured composite entrance door with glazed inset leading into the lounge, laminate flooring, UPVC double glazed window to rear, vertical radiator, power points, TV point, inset spot lights.

**KITCHEN** 10' x 5' 9" (3.05m x 1.75m) UPVC double glazed window to rear aspect. Range of high gloss fitted units to both base and eye level. Complimentary work tops incorporating a single drainer sink unit with matching drainer, NEFF fitted electric oven, four ring halogen hob with extractor above, concealed wall mounted IDEAL boiler (not tested), under cabinet lighting, power points, part tiled walls, inset spot lights, space and plumbing for dishwasher, laminate flooring.

**UTILITY ROOM** 9' 2" x 4' 1" (2.79m x 1.24m) Base fitted unit with work top above and space and plumbing for washing machine, fitted shelving to one wall, tiled flooring.

**BEDROOM ONE** 13' 2" x 10' 2" (4.01m x 3.1m) UPVC double glazed sliding patio door leading to courtyard garden, power points, TV point, radiator, laminate flooring, fitted wardrobes to one wall.

**BEDROOM TWO** 10' 9" x 8' 8" (3.28m x 2.64m) Double glazed window to side aspect, power points, radiator, laminate flooring, built in cupboard. Inset spotlights.

**BATHROOM** White suite comprising of a P shaped bath with mixer taps and separate shower attachment over and shower screen, low level WC, vanity sink unit with double cupboard under, part tiled walls, tiled flooring, inset spot lights, chrome heated towel rail.

**COURT YARD GARDEN** There is a secured gate which is accessed from the side of Crescent Road which leads to a court yard garden which is partially shingled and there is an area which has been astro turfed and ideal as a seating area.

**LEASE DETAILS TO BE CONFIRMED**