



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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5a Leigh Hall Road, Leigh-on-Sea, SS9 1RL
Guide Price £350,000



****GUIDE PRICE £350,000 - £375,000**** Essex Countryside are delighted to offer for sale this spacious two bedroom double front first floor flat which is being offered with no onward chain. The accommodation comprises of two bedrooms, a good size lounge, fitted kitchen, bathroom, west facing balcony and off road parking. Situated on Leigh Hall Road in Leigh-on-Sea, this apartment is within close proximity to local amenities which includes nearby schools, park, seafront and mainline railway station - serving London Fenchurch Street for commuters. Also within a short stroll is Leigh's fashionable Broadway and its array of bars, cafes, restaurants and popular boutiques.

- TWO BEDROOM FIRST FLOOR FLAT
- STONE'S THROW AWAY FROM LEIGH BROADWAY
- WEST FACING BALCONY
- RECENTLY REFURBISHED
- DOUBLE FRONTED DETACHED TOP FLAT
- PARKING TO REAR
- NO ONWARD CHAIN
- 2 TOILETS /CLOAKROOM
- SHARE OF FREEHOLD
- GOOD SIZE LOUNGE



COMMUNAL HALL WAY Secure communal entrance door leading into communal hallway.

ENTRANCE HALL Secured UPVC obscure glazed entrance door leading into lobby with stairs rising to the first floor. Split level landing, radiator, access loft space, coved to ceiling, door leading to:

BALCONY 8' 9" x 4' 6" (2.67m x 1.37m) West facing balcony with outside light.

LOUNGE 18' max x 15' 10" (5.49m x 4.83m) UPVC double glazed bay window to front, double glazed window to front, two radiators, power points, TV point.

KITCHEN 11' 3" x 6' 5" (3.43m x 1.96m) Double glazed window to rear. Range of fitted units to both base and eye level, wine rack, roll edge work tops incorporating a single drainer sink unit with matching drainer, integrated fridge / freezer, five ring gas hob with stainless steel extractor canopy above, electric oven, space and plumbing for washing machine, part tiled walls, tiled flooring, coved to ceiling, inset spotlights.

BEDROOM ONE 12' 2" x 11' 1" (3.71m x 3.38m) Double glazed window to front, radiator, power points, laminate flooring, dado rail, coved to ceiling.

BEDROOM TWO 12' x 8' (3.66m x 2.44m) Double glazed window to rear aspect, radiator, power points.

SEPARATE WC Obscure double glazed window to rear, low level WC, wall mounted wash hand basin, part tiled walls, tiled flooring, inset spot lights, coved to ceiling.

BATHROOM Obscure double glazed window to rear aspect. Four piece suite comprising of panelled air bath with mixer tap, vanity sink unit with mixers tap and cupboard under, low level WC, single shower cubicle with shower screen, chrome heated towel rail, inset spotlights.

OUTSIDE There is allocated parking space to the rear of the property.

LEASE INFORMATION Share of freehold

