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Grange Road, SS9 2HT  
3 Bedrooms  
First & Second Floor Flat  
Guide Price £300,000-£320,000

To arrange a viewing  
call 01702 480 666

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## FOR SALE

Grange Road, SS9 2HT

Guide Price £300,000-£320,000

What an opportunity to buy this three bedroom first and second floor flat with the share of the freehold, in one of our favourite roads, being close to the Broadway and walking distance to the station. The property does need modernising but has been priced with that in mind. The flat comes with the share of the freehold and has its own garden which is accessed down the side of the building. We feel that this flat could be amazing particularly if you made the whole of the top floor the main bedroom possibly with an ensuite. No onward chain. Call now to arrange your viewing.

### Entrance

Front door and stairs to.

### First Floor Landing

Radiator, carpet and doors off.

### Lounge 15' 1" x 13' 8" max into bay (4.59m x 4.16m)

Double glazed bay window to the front, further double glazed window to the front, fitted cupboard, radiator, ornate coving to ceiling and laminate flooring.

### Kitchen 10' 10" x 9' 3" (3.30m x 2.82m)

Double glazed window to the rear, base level units with rolled edge work tops over, inset sink, cupboard housing boiler and radiator.

### Bedroom One 11' 1" x 10' 1" (3.38m x 3.07m)

Double glazed window to the rear and radiator.

### Bathroom

Double glazed window to the side, bath with shower over, pedestal wash hand basin, low level WC, fitted cupboard and radiator.

### Second Floor Landing

Double glazed window to the rear.

### Bedroom Two 15' x 7' 10" (4.57m x 2.39m)

Double glazed window to the front, skylight and radiator.

### Bedroom Three 8' 1" x 9' 10" (2.46m x 2.99m)

Double glazed window to the rear and radiator.

### Rear Garden Approx 48' (14.62m)

Accessed via locked gate to side and laid lawn.

To arrange a viewing of this super property call 01702 480 666  
or send us an email to [property@ashleighstone.co.uk](mailto:property@ashleighstone.co.uk)

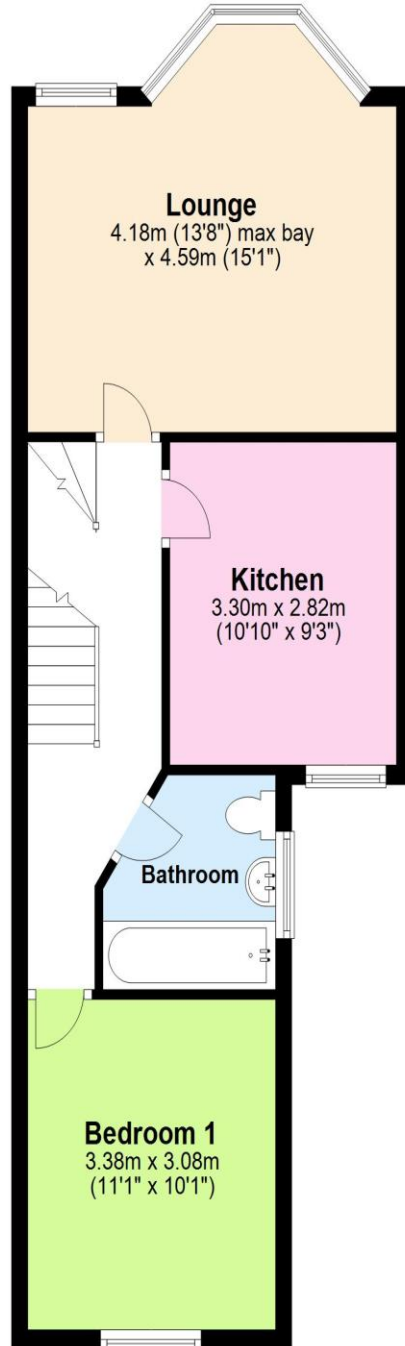


3 BEDROOMS / FIRST & SECOND FLOOR FLAT / NO ONWARD CHAIN / SHARE OF FREEHOLD

# Floor plans

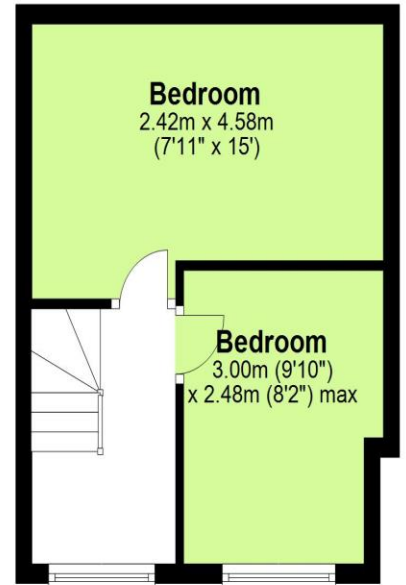
## First Floor

Approx. 49.1 sq. metres (529.0 sq. feet)



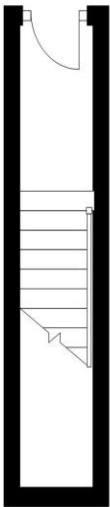
## Second Floor

Approx. 23.8 sq. metres (256.5 sq. feet)



## Ground Floor

Approx. 4.3 sq. metres (46.1 sq. feet)



Total area: approx. 77.3 sq. metres (831.6 sq. feet)

**ashleigh stone**

107 Broadway, Leigh-on-Sea, Essex SS9 1PG  
01702 480 666 / [property@ashleighstone.co.uk](mailto:property@ashleighstone.co.uk)

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