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New Road, SS9 2EB  
2 Bedrooms  
First Floor Flat  
£330,000

To arrange a viewing  
call 01702 480 666

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## FOR SALE

New Road, SS9 2EB

£330,000

Enjoying an elevated position with picturesque views across the charming Old Town and out towards the Estuary, this beautifully presented two double bedroom first floor flat offers the perfect blend of comfort and convenience. Ideally situated within easy walking distance of both the station and the vibrant Broadway, the property is perfectly placed for commuters and those looking to enjoy the area's bustling cafes, restaurants and independent shops. Internally, the apartment features a stylish and contemporary kitchen, complete with a built in oven and hob, freestanding fridge freezer, dishwasher and a tasteful tiled splashback. A single door leads through to the inner hallway, creating a practical layout. The modern shower room is finished with sleek tiled walls and a generous walk in shower. The spacious lounge and principal bedroom both benefit from stunning views, creating bright and relaxing spaces to unwind and entertain. In addition, the property boasts its own private, obscure glass entrance door at the front, offering a sense of privacy and exclusivity. This superb home is ideal for first time buyers or those seeking a well located retreat with spectacular scenery. Share of the freehold and a new lease will be provided, with the added benefit of vacant possession and no onward chain.

### Entrance

Obscure double glazed private front door and window to the front, matting and stairs to first floor to.

### Landing

Cupboard and door to.

### Open Plan Lounge & Kitchen

**Lounge** 17' 5" x 11' 2" (5.30m x 3.40m)

Double glazed window to the front with views of the Estuary, double glazed French doors to the front on to the balcony, cupboard and two radiators.

**Kitchen** 14' 1" x 7' 1" (4.29m x 2.16m)

Double glazed window to the rear, wall and base level units, inset sink drainer with mixer tap, tiled splash backs, built in oven and hob, free standing fridge freezer and dishwasher to remain and door to.

### Inner Hall

Laminate flooring and doors off.

**Bedroom One** 10' 10" x 10' 4" (3.30m x 3.15m)

Double glazed window to the front with Estuary views, radiator, recess for wardrobe and laminate flooring.

**Bedroom Two** 10' 11" x 9' 1" max (3.32m x 2.77m)

Double glazed window to the rear, radiator, built in wardrobe and laminate flooring.

### Shower Room

Obscure double glazed window to the rear, walk in shower with tiled walls, vanity wash hand basin, low level WC, tiled splash backs and tiled flooring.

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)





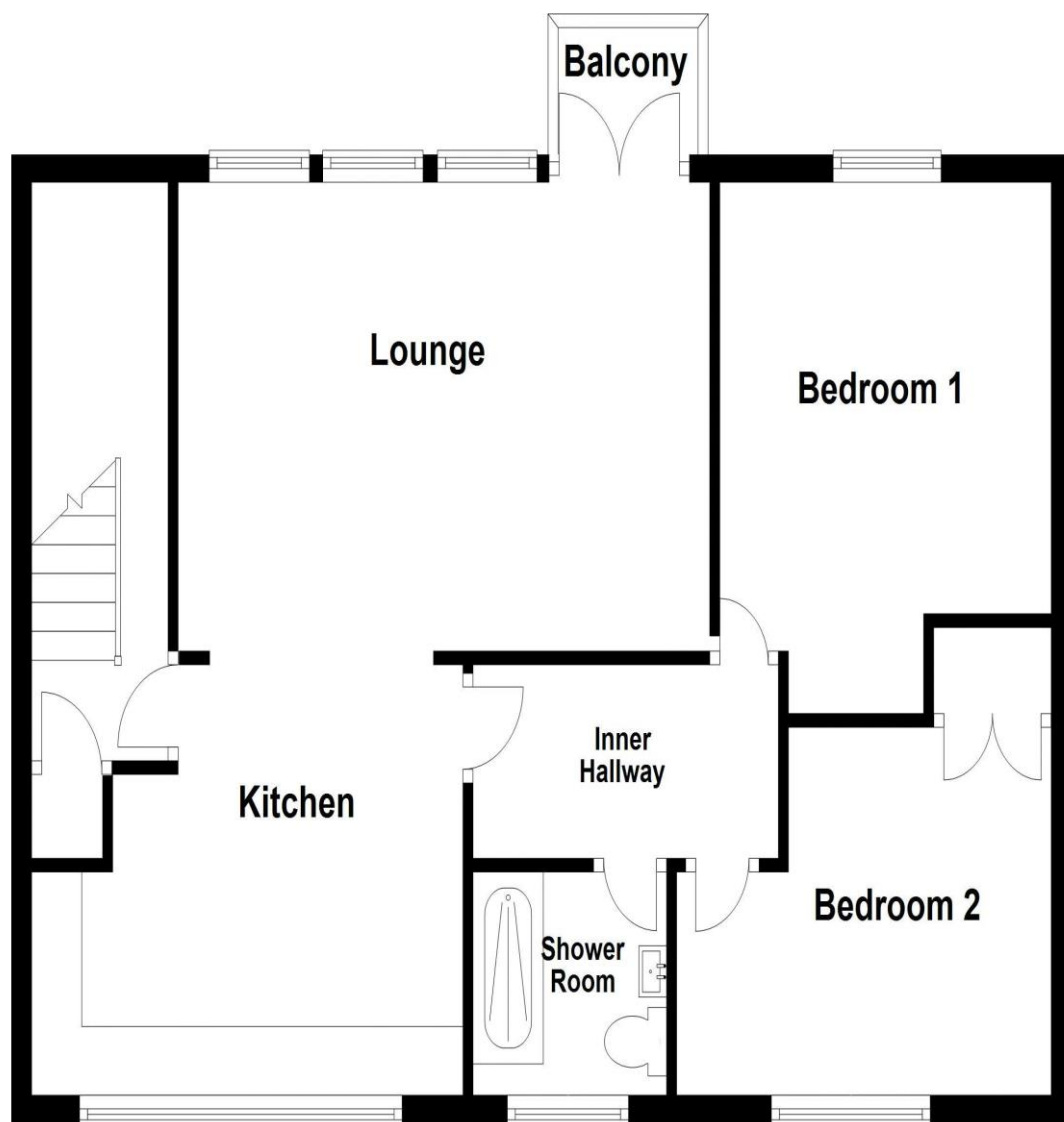
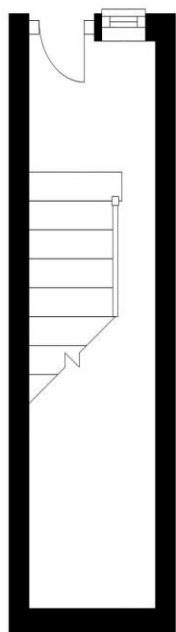
2 BEDROOMS / FIRST FLOOR FLAT / NO ONWARD CHAIN / SHARE OF FREEHOLD

## First Floor

Approx. 67.8 sq. metres (729.6 sq. feet)

## Ground Floor

Approx. 5.2 sq. metres (56.1 sq. feet)



Total area: approx. 73.0 sq. metres (785.8 sq. feet)

**ashleigh stone**

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