



28b Broadway

28b Broadway Leigh-On-Sea Essex SS9 1AW

Home Estate Agents are delighted to offer for sale, with no onward chain, this fabulous one bedroom split-level maisonette which is located within the very heart of Leigh-on-Sea.

This newly converted apartment has been beautifully designed and the accommodation comprises; first floor entrance hallway, modern bathroom suite and a super-open plan contemporary kitchen/lounge/diner. This fantastic flat is completed internally by a further floor with landing and a double bedroom which provides views towards the estuary.

The property is served by electric heating and offers double glazed windows as detailed.

Situated within the heart of the Broadway in Leigh-on-Sea, this ideal first purchase is just a short walk from all local amenities which includes an array of shops, bars cafés,



restaurants and popular boutiques. Also within close proximity is the nearby seafront and mainline railway station - serving London Fenchurch Street for commuters.

Coming with a new lease on completion of 199 years and available with no onward chain, we strongly recommend internal viewings to avoid missing out on this stylish residence.

Hall

Karndean style flooring, entrance door to side with double glazed opaque glass, down lights, carpeted stairs leading to second floor with hand rail. Door with glass leading into:

Open Plan Kitchen/Lounge/Diner 21'1 x 14'4

Split level room with steps down to the living space, Karndean style flooring, two wall mounted contemporary radiators, double glazed Sash window to side, down lights, understairs storage cupboard housing tank, space for washing machine, Quartz worksurfaces with fitted contemporary wall and base soft close units by Kitchens By Design, appliances include the following; integrated fridge freezer, Bosch oven with integrated Bosch four ring induction hob and extractor over,



integrated bin store, inset Caple sink with drainer and mixer tap, wall mounted shelving.

Bathroom

Four piece contemporary suite with tiled flooring with underfloor heating, tiled walls, wall mounted heated towel rail, wash hand basin with mixer tap and vanity unit, wall mounted mirror anti-mist mirror with Bluetooth connection and lighting, wall mounted extractor, down lights, walk in shower cubicle, bath with taps,, WC, double glazed obscure Sash windows to side.



Second Floor Landing

Fitted carpet, down lights. Door into:

Bedroom 21'3 x 8'4

Fitted carpet, wall mounted contemporary radiator, down lights, space for wardrobe area, double glazed windows to side.

Lease Information

New 199 year lease on completion

Ground Rent: £100 Per Annum

Service Charge: £1,000 Per Annum (Includes Building Insurance)

Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.

Please note the EPC and Council Tax Band have not yet been allocated as this is first occupation - these will be added as soon as they are available



TOTAL FLOOR AREA: 650 sq ft. approx.
Made with Hozon 12/2024



Price: £325,000 Leasehold

HOME - The Estate Agent of Leigh
The Old Bank, 26 Broadway, Leigh on Sea, Essex SS9 1AW. Tel: 01702 480033

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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