



55 Leighton Avenue

55 Leighton Avenue Leigh-on-Sea Essex SS9 1QB

Home Estate Agents are pleased to offer for sale, with no onward chain, this superb two double bedroom ground floor flat which is positioned within the heart of Leigh-on-Sea and provides excellent internal condition. The property boasts direct access to its own west facing rear garden and fantastic location for nearby Broadway, seafront and station.

The accommodation comprises; shared entrance lobby, hallway, spacious lounge, contemporary kitchen, modern bathroom, two double bedrooms and an en suite shower room to master. Externally, the property is complimented by direct access to an easy-to-maintain west facing courtyard.

The property is served by gas central heating and offers replacement double glazing where mentioned.

Situated on Leighton Avenue, within the very heart of Leigh-on-Sea, this ideal first purchase is just a short stroll from nearby seafront, parks and mainline railway station - serving London Fenchurch Street



for commuters. Also within touching distance is Leigh's fashionable Broadway with its array of bars, cafes, restaurants and popular boutiques.

With no onward chain and superb internal presentation, we strongly recommend internal viewings to avoid missing out.

Accommodation comprises:

Communal entrance

Private door into:

Hallway

Wood effect laminate flooring, picture rail, two sets of ceiling lights, gas radiator, understairs storage. Doors into all rooms.

Lounge 15' 9" x 11' 11" (4.8m x 3.63m)

Wood effect laminate flooring, gas radiator, feature fireplace, picture rail, coving to ceiling, ceiling rose with light, bay window to front with double glazing.



Bedroom Two 10' 10" x 8' 7" (3.3m x 2.62m)

Wood effect laminate flooring, gas radiator, coving to ceiling, ceiling light, double glazing to rear.

Bathroom

Tiled flooring, partially tiled walls, bath with taps and shower overhead, extractor, down lights, heated towel rail, w.c, wall & base storage with space for washing machine, hand wash basin with mixer tap.

Externally

Front Garden

Pathway leading to property.

Rear Garden

West Facing Private rear garden with paved patio, stones, side access.

Lease Information

Share Of Freehold

Lease: 145 years remaining

Ground Rent £0

Service Charge £0

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



Kitchen 7' 11" x 6' 9" (2.41m x 2.06m)

Wood effect laminate flooring, partially tiled walls, down lights, double glazing to side, double glazed door to side, wood worktops with fitted wall & base units, integrated appliances include, integrated oven with four ring hob with extractor overhead, space for slimline dishwasher, integrated microwave, one and quarter bowl sink with drainer and taps.

Bedroom One 10' 10" x 9' 10" (3.3m x 3m)

Wood effect laminate flooring, ceiling light, storage, gas radiator, double glazed French doors leading into garden.

En-Suite

Tiled flooring, partially tiled walls, walk-in shower cubicle, hand wash basin with tap and vanity unit, heated towel rail, w.c, double glazed opaque window to rear, down lights, extractor.

GROUND FLOOR
641 sq. ft. approx.



TOTAL FLOOR AREA : 641 sq. ft. approx.
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Guide Price: £330,000 to £350,000 Share Of Freehold

HOME - The Estate Agent of Leigh
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