



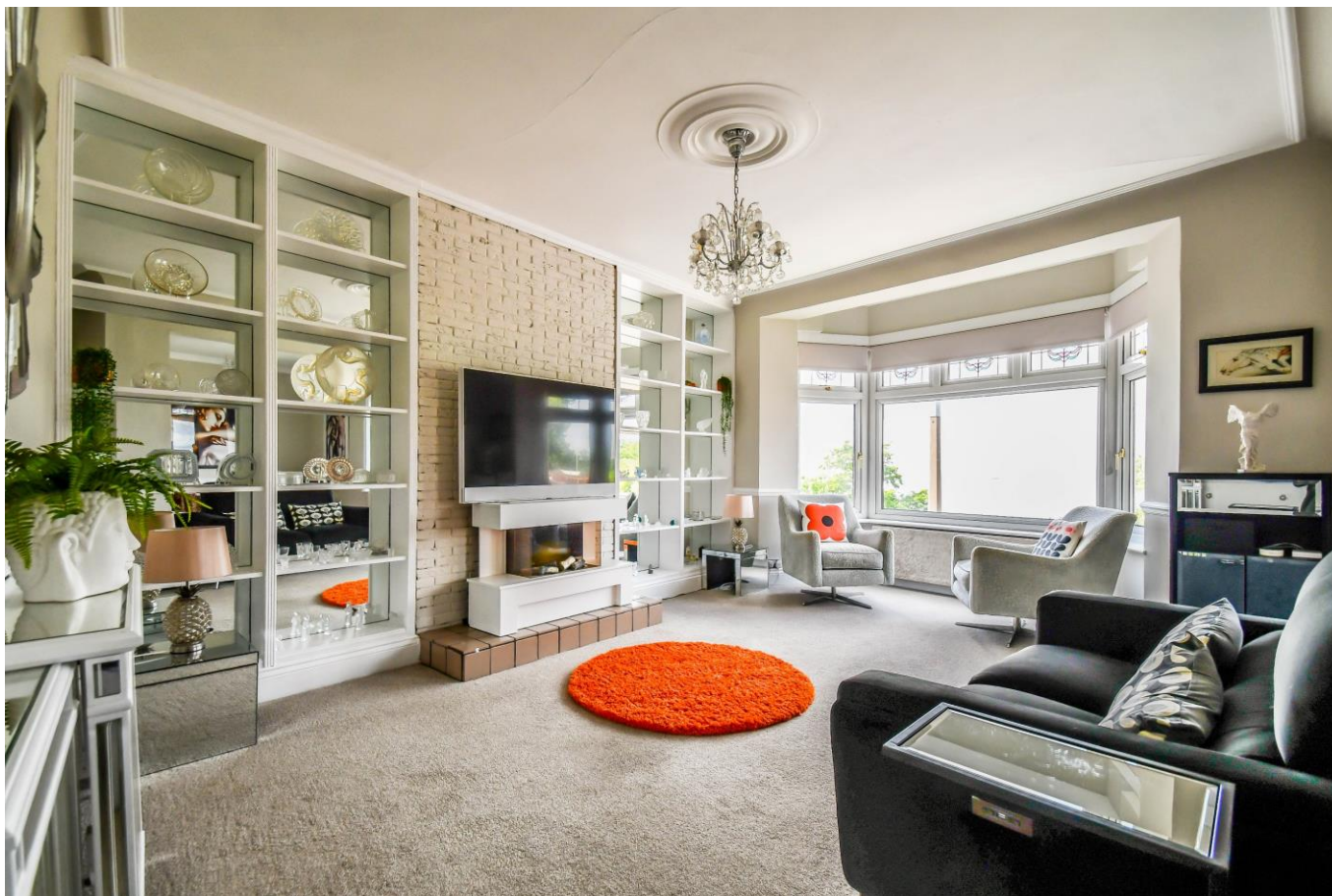
3 Cliff Court, Cliff Gardens

3 Cliff Court Cliff Gardens Leigh-on-Sea Essex SS9 1EX

Home Estate Agents are pleased to offer for sale this very spacious three bedroom first floor apartment which enjoys a wonderful vista directly over the estuary.

The well proportioned accommodation includes a welcoming reception hall, bright and airy lounge/diner with stunning estuary views, three bedrooms, the master bedroom benefiting from an en-suite shower room. Externally the property has the added advantage of its own private courtyard style rear garden.

The property further benefits from gas radiator central heating and double glazing.



The property is ideally positioned for commuters to the city with Chalkwell station being a short stroll as is the fashionable Leigh Broadway with its wide array of cafés, restaurants and boutiques.

Entrance

Communal door into:

Entrance Lobby

Dado rail, coved cornice, ceiling light, Skylight window and access to loft, storage cupboard with shelving and housing gas and electric meter.

Hallway

Fitted carpet, coved cornice, dado rail, large storage cupboard, stairs and door leading to:



Lounge/Dining Room

Lounge Area 17'8 x 14'6

Dado rail, coved cornice, ceiling rose with light, ceiling light, feature open exposed brick fireplace, radiator. Through to:

Dining Area 11'9 x 11'2

Bright and airy room with two double glazed stained glass windows, coved cornice, dado rail, ceiling rose with light .



Kitchen 10'4 x 6'5

Vinyl flooring, tiled walls, double glazed door to rear leading onto decked area with steps down to rear garden, wall and base level units with complimentary worksurfaces, four ring induction hob and Indesit electric oven with extractor over, space for fridge freezer, dishwasher, space for washing machine, double sink with mixer tap, tiled splashback, spotlights.

Bedroom One 14'9 x 14'6

Fitted carpet, double glazed window, coved cornice, two sets of built in double wardrobes, ceiling light, radiator. Door to:

En-Suite

Tiled flooring, WC, wash hand basin with mixer taps, shower with wall mounted shower, spotlight, extractor.

Bedroom Two 14'6 x 13'1

Fitted carpet, double glazed bay window, coved cornice, ceiling light, wardrobe, radiator.

Bedroom Three 10'4 x 7'7

Fitted carpet, double glazed window, radiator, ceiling light, wardrobe.

Bathroom 10'4 x 7'7

Vinyl flooring, tiled walls, double glazed window, towel rail/radiator, wash hand basin with mixer taps, bath with

mixer taps. Archway leading to:

WC

Vinyl flooring, dado rail, double glazed window, WC, shelving.

Externally

Rear Garden

East facing rear garden accessed via wooden stairs and door with decking from the kitchen. Patio area, artificial lawn, rockery and well established hedges and borders.

Lease Information

Lease: 133 years remaining

Ground Rent: £200 Per Annum

Service Charge/Maintenance : £978.79 Per Annum including building insurance

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







TOTAL FLOOR AREA : 1211 sq.ft. approx.
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OIRO £525,000 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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