



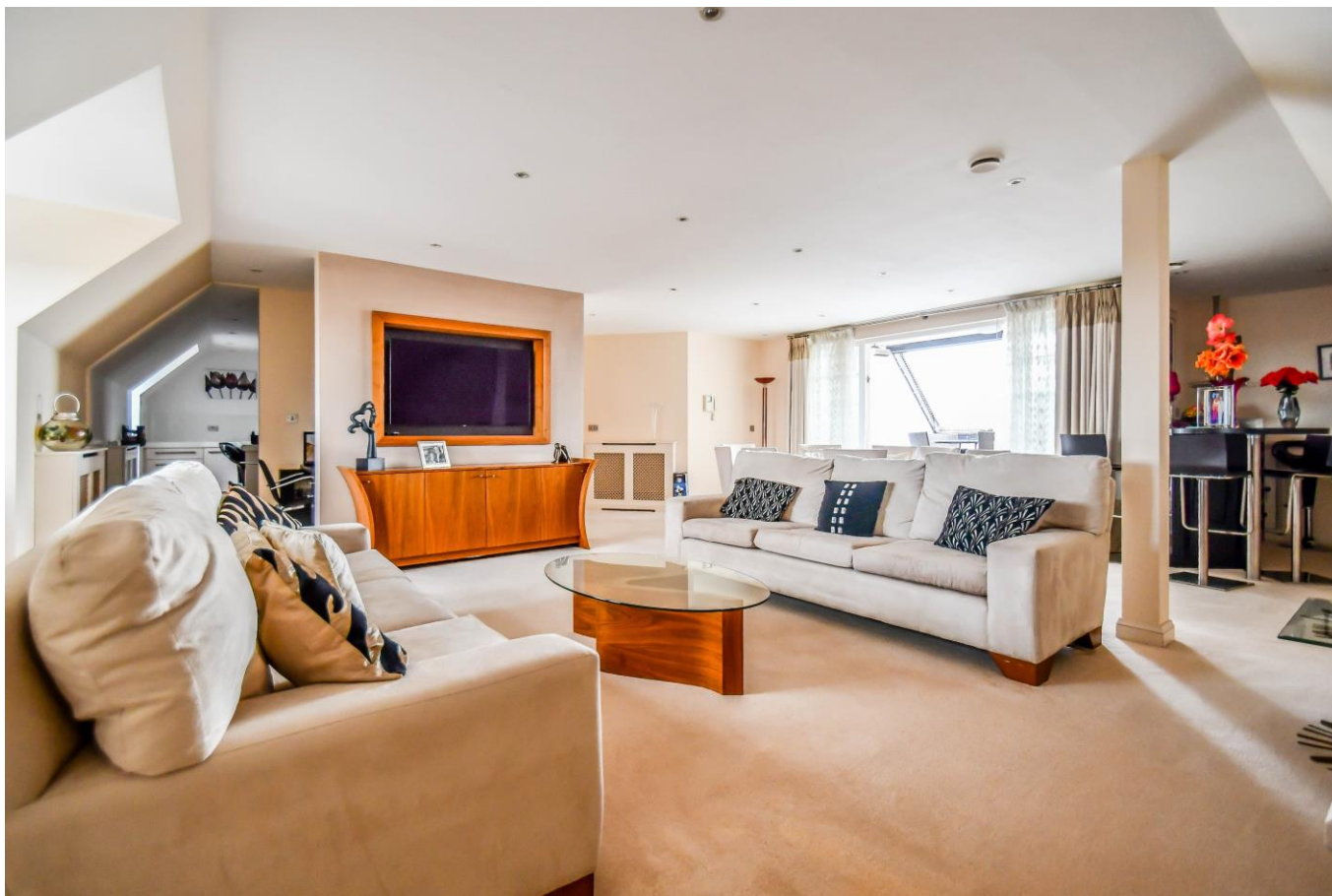
34 Southside

34 Southside Leigh Road Leigh-on-Sea Essex SS9 1DL

Home Estate Agents are delighted to offer for sale this fabulous three bedroom penthouse located in the heart of Leigh and enjoying south facing views over the Estuary from its own private roof terrace.

The property has been fitted to a high specification throughout and comprises: reception hall, a spacious open plan living/dining room, a luxury and well equipped kitchen/breakfast room and utility. There are three good size bedrooms the master enjoying an en-suite shower room and there is also a principal bathroom.

The property further benefits from double glazing, security intercom system, secure gated access to two allocated parking spaces, communal gardens and a residents gym.



The property is situated a short distance from Leigh Broadway with its array of boutiques, bars, restaurants and cafés, along with mainline railway station.

Viewing highly recommended.

Entrance

Communal entrance door leading to communal hall with lift and stairs leading to all floors. Personal entrance door to:

Hallway

Amtico wood flooring, spotlights, video entry intercom system, thermostat, radiator, telephone point, large walk in storage cupboard with light, shelving and housing meters and water tank. Doors to:

Utility Cupboard

Wooden flooring, space and plumbing for washing machine and tumble dryer, rolled edge worksurface, hanging rail, extractor, light and power points.



Kitchen 19'1 x 14'7 max

Wooden flooring, range of white high gloss base and eye level units with Quartz worksurfaces and under cabinet lighting, larder cupboard, centre island with flush Siemens four burner induction hob and extractor over and drawers, stainless steel double sink with drainer, mixer tap, Flexihose tap and inskinator, integrated Siemens double oven, microwave, fridge freezer, dishwasher and washing machine, eaves storage, spotlights, TV points. Alcove office space with a fitted desk and shelving. Open to:



Lounge Diner 30'0 x 25'3

Fitted carpet, double glazed Sash Georgian windows to front, double glazed windows and door to roof terrace, spotlights, video entry system, radiator, feature electric fire with stone surround, bespoke bar area with granite worksurface, wine rack and integrated fridge, storage cupboard, sound system. TV points, video entry phone system.

Roof Terrace 11'0 x 10'3

Partly covered terrace offering stunning estuary views, tiled flooring, storage cupboard housing hosepipe and overhead heating.

Master Bedroom 18'10 x 15'0

Fitted carpet, double glazed Sash Georgian windows to rear offering stunning estuary views, fitted wardrobes and chest of drawers, two radiators, fitted bed with concealed TV, bedside units and , Sky and telephone point, spotlights. Doors to:

En-Suite

Part tiled Mosaic style flooring and part tiled walls, double glazed sash window to rear offering stunning estuary views, WC, His and Hers wash hand basins, WC, double shower cubicle with glazed partition and seating area, drawer unit with power point, heated towel rail, spotlights.

Bedroom Two 14'6 x 11'7

Fitted carpet, double glazed Georgian Sash window to front, radiator, Sky and telephone point, spotlight, strip light.

Bedroom Three 15'1 x 12'7

Fitted carpet, double glazed Sash Georgian windows to rear offering stunning estuary views, two radiators, eaves storage with power and light, telephone point, spotlights.

Bathroom

Tiled flooring, part Mosaic tiled walls, panelled bath with mixer tap and shower attachment, WC, wash hand basin with mixer tap and storage below, wall mounted mirror, towel rail, radiator, extractor fan, spotlights.

Externally

Communal Gardens

Parking

Secure gated allocated parking spaces for two cars.

Lease Information

Lease 102 years remaining

Ground Rent: £200 Per Annum

Service Charge: £6000 Per Annum

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





GROUND FLOOR
1801 sq.ft. approx.



TOTAL FLOOR AREA - 1801 sq.ft. approx.
Made with Metropix G2024



Price £735,000 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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