

home.

PRICE GUIDE

£425,000

Southsea Mews, Leigh-On-Sea



2 Southsea Mews, Leigh-On-Sea, Essex, SS9 2FF



** GUIDE PRICE £425,000 - £450,000 **

Home Estate Agents are privileged with instruction to offer for sale, this truly unique first floor maisonette which is positioned within a secluded 'Mews' development in the heart of Leigh-on-Sea. This rare opportunity to acquire a fabulous 'London Lofts' style apartment must not be overlooked and benefits from including a private garden as well as allocated off street parking.



The accommodation comprises; entrance lobby with stairs rising to first floor landing, reclaimed wood & glass french doors to a breath-taking open-plan room which includes contemporary kitchen, dining and living areas, an inner hallway with large storage cupboards leads to modern bathroom suite and further staircase to upper floor bedrooms, both double rooms, one with fitted wardrobes and the other with stunning modern en-suite. Externally, this one-of-a-kind residence benefits from a courtyard garden, private pathway to side and allocated off street parking for one car.

Situated in Southsea Mews, within an established residential area in the heart of the vibrant Leigh-on-Sea, this spectacular first floor flat is just a short stroll from local amenities which includes nearby parks, woods, schools, seafront and mainline railway station for commuters. Also within walking distance is Leigh's fashionable and bustling Broadway with its array of bars, cafes, restaurants and popular boutiques.

With the perfect blend of modern design and stunning reclaimed features, impressive open-plan living, we strongly recommend internal viewings to avoid missing out on this exciting mews home.

Entrance

Double glazed Aluminium framed entrance door leading into porch area with tiled flooring, part tiled walls, spotlight and stairs leading to:

Hallway

Wood effect laminate flooring, shelving unit, aluminium framed double glazed windows with copper window sills, vintage style radiator, smoke alarm, shelving and storage cupboard housing meters and further cupboard housing water tank. Doors to:

Open Plan Lounge/Kitchen/Diner

47'9 x 13'11

Lounge Area

Wood effect laminate flooring, large aluminium framed double glazed window and Juliet balcony to front, two double glazed aluminium framed windows to the side, two vintage style radiators, spotlights, smoke alarm. Through to:





Dining Area

Wood effect laminate flooring, spotlights, vintage style radiator, two ceiling lights. Open to:

Kitchen

8'4 x 17'8

Wood effect laminate flooring, dual aspect aluminium framed double glazed windows, spotlights, range of wall and base units with complimentary worksurfaces, breakfast bar with space for stools, sink with mixer tap, integrated SMEG induction hob with concealed extractor, SMEG oven, fridge freezer and washing machine, smoke alarm.

Bathroom

11'2 x 6'11

Wood effect vinyl flooring, part tiled walls, shower cubicle with Waterfall shower and glass screen, wash hand basin with mixer tap, vanity drawer and mirror over, wood panelled bath with mixer tap and shower attachment, WC, spotlights, extractor, aluminium framed double glazed window with blind and copper window sills.

Second Floor Landing

Fitted carpet, aluminum framed window to front, spotlights. Doors to:

Master Bedroom

18 x 11'10

Fitted carpet, spotlights, double glazed Velux window, two eaves storage cupboards, vintage style radiator, smoke alarm. Wooden double doors to:

En-Suite

7'3 x 11'7

Tiled flooring, part tiled walls, wash hand basin with mixer tap, spotlights, WC, freestanding oval bath with mixer tap and shower attachment, double glazed Velux window with blind, extractor fan.

Bedroom Two

11'10 x 13'2

Fitted carpet, fitted wardrobes, eaves storage, spotlights, smoke alarm, double glazed Velux window with blind.

Externally

Courtyard Garden

Courtyard Garden

A quaint courtyard garden with surrounding wooden flower beds, bench and galvanised gabion rock cages with a mixture of Forest Rose and Celtic quarried stone.

Parking

Allocated off street parking space designated for number 2 within the Mews' residents car park.

Lease Information

Lease: 120 years remaining

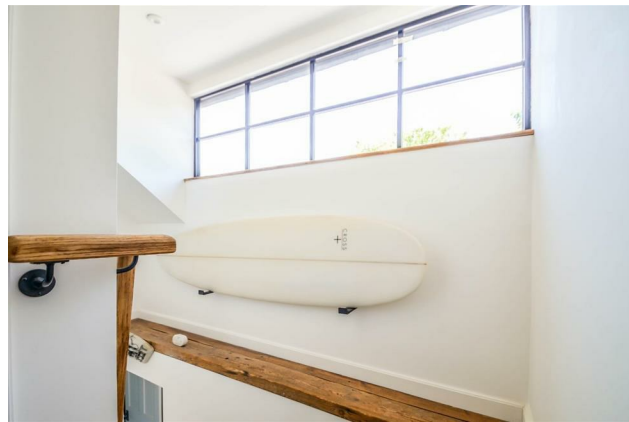
Ground Rent: £250 Per Annum



Service Charge: £997.17 Per Annum

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





Price Guide £425,000 Leasehold

HOME - The Estate Agent of Leigh
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements
 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.

LOCAL AUTHORITY
 Southend City Council

COUNCIL TAX BAND
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TENURE
 Leasehold

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	