



32 Laurel Close

32 Laurel Close Leigh-On-Sea Essex SS9 2EE

Home Estate Agents are privileged to offer this two bedroom first floor maisonette situated in this highly desirable location south of the Broadway with stunning views over the estuary.

The accommodation comprises: Hallway, lounge/diner with a south facing Juliet balcony, kitchen with integrated appliances, two double bedrooms & bathroom.

The property also benefits from radiator heating which is served by a gas boiler which is further enhanced by the replacement double glazing.



The property which is situated at the end of this quiet no through road is within easy reach of The Old Town with vibrant river frontage, mainline station with C2C services to London and with Leigh's bustling Broadway with its array of shops, bars & restaurants also being within easy reach early internal viewing is therefore highly recommended.

Entrance

Private entrance door with stairs leading to:

First Floor Landing

Tiled flooring, coved cornice, storage cupboard housing meters. Doors to:

Lounge/Diner 17'6" x 11'2

Wood effect laminate flooring, large double glazed window and Juliet balcony to front offering amazing estuary views, feature log burner with tiled hearth, coved cornice, ceiling light, storage cupboard. Archway through to:



Kitchen 14'0" x 7'0

Tiled flooring, double glazed windows to rear, range of wall and base units with rolled edge worksurfaces, stainless steel sink with mixer tap, integrated oven and hob with extractor over, fridge, freezer and washing machine.

Hallway

Tiled flooring, coved cornice. Doors to:

Bedroom One 10'10" x 11'6

Fitted carpet, double glazed windows to front, built in wardrobe, radiator.



Bedroom Two 10'11" x 9'4

Fitted carpet, double glazed windows to rear, built in wardrobe, radiator.

Bathroom 6'4" x 5'7

Tiled flooring and walls, double glazed windows to rear, panelled bath with shower over, WC, wash hand basin with mixer tap.

Lease Information

Share of freehold

Lease: 135 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.





Guide Price £350,000 - £375,000 Share Of Freehold

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.