



22a Woodfield Gardens



# 22a Woodfield Gardens Leigh-on-Sea Essex SS9 1EW

Home Estate Agents are privileged to offer for sale this spacious three bedroom first and second floor apartment situated in this desirable "no through" road south of the Leigh Road with off road parking and stunning views over the estuary.

The accommodation comprises; , hallway, cloakroom, spacious lounge, stunning contemporary kitchen, three bedrooms, modern bathroom and en-suite.

Externally, the property is complimented by paved off street parking and gardens to front and side.

Situated in Woodfield Gardens in the heart of Leigh-on-Sea, this stunning apartment boasts an excellent location for all



amenities which includes the nearby seafront and mainline railway station for commuters. Also within a short stroll is Leigh's fashionable Broadway and its array of bars, cafés, restaurants and popular boutiques.

## Accommodation Comprises

### Entrance

Communal entrance door into communal hall. Private entrance door with stained glass panel into:

### Hallway

Carpeted, inset lighting, picture rail, storage cupboard housing meters, stairs leading to the first floor landing.

### First Floor Landing

Wood flooring, vintage style radiator, spotlights. Doors into:





dishwasher and wine cooler, integrated AEG induction hob with two gas burners and extractor over, glass splashback, AEG combination electric/microwave oven and further AEG single oven beneath with plate warmer, integrated fridge freezer, washer/dryer, vintage style radiator, exposed brick wall, down lights and three feature lights over the island.

#### Separate WC

Tiled flooring and walls, double glazed window, spotlights, WC, wash hand basin with mixer tap and mirror above.

#### Bedroom Two 13'9 x 13'4

Fitted carpet, two ceiling roses with ceiling lights, coved cornice, air-conditioning, double-glazed bay window and stained glass fan lights with shutters, radiators, fitted wardrobes and chest of drawers. Door to:

#### En-Suite

Tiled flooring and walls, spotlights, bath with mixer tap, Waterfall shower over, shower attachment, back lit LED shelving and shower screen, WC, wash hand basin with mixer tap, vanity unit and mirrored wall cabinet over.

#### Bedroom Three 11'3 x 7'0

Fitted carpet, picture rail, ceiling light, vintage style radiator, double glazed windows with stained glass fan lights and shutters.



#### Lounge 17'6 x 14'3

Wooden flooring, double glazed bay window to front with stained glass fan lights and shutters, double glazed window to side also with shutters, beautiful feature fireplace with granite hearth, Acquisitions log burner and exposed brick with lighting, radiators, chandelier and spotlights, inset TV with sound bar.

#### Kitchen 20'5 x 9'1

Wood flooring, double glazed window and further double glazed obscure window both to side, granite worksurfaces with a range of wall and base units, feature island with granite worksurfaces, drawer and cupboard units plus, inset stainless steel double sink with mixer tap, integrated



### Second Floor Landing

Wooden flooring, storage cupboard, eaves storage housing water tank pressurised system and ideal boiler, bi-folding aluminium framed patio doors leading to balcony with artificial grass, obscure glass balustrade and offering wonderful estuary views, external storage panel with access into the boarded eaves. Doors to:

### Master Bedroom 12'5 x 11'7

Wooden flooring, power points, radiator, double glazed Velux window and double glazed aluminium framed window with French doors to Juliet balcony with blinds, TV points, fitted mirrored wardrobes, air conditioning, bed side lights, ceiling light, storage cupboard.



### Bathroom

Tiled flooring and walls, walk in shower with inset shelving, Waterfall shower and shower attachment, towel rail/radiator, WC, wash hand basin with mixer taps and vanity drawers below, double glazed obscure Sash window, two ceiling lights, spotlights, bath with mixer taps and shower attachment and feature wood panelled wall.

### Externally

### Gardens

The property benefits from gardens to the front and side of the property.

### Parking

The property also boasts off street parking for two vehicles.

### Lease Information

Lease: 954 years remaining

Ground Rent: £0

Service Charge: Approx £1,200 Per Annum - TBC

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



















Price £625,000 Leasehold

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