



68b Lymington Avenue

# 68b Lymington Avenue Leigh-On-Sea Essex SS9 2AN

Home Estate Agents are excited to offer for sale this fantastic one bedroom ground floor flat with a large kitchen and direct access to a private sunny rear garden.

The accommodation comprises; own private entrance door leading to hallway, lounge, fitted kitchen, bedroom, bathroom and utility room/WC. Externally the property boasts direct access to own large private rear garden.

Situated in Lymington Avenue, within the heart of Leigh-on-Sea, this this fantastic apartment is within close proximity to local amenities which includes schools, parks, seafront and station. Also within walking distance is Leigh's fashionable Broadway and its array of bars, cafes, restaurants and popular boutiques.



## Entrance

Private entrance door with glass panels into:

## Hallway

Fitted carpet, ceiling light, radiator, large understairs storage cupboard, steps leading down to kitchen. Doors to:

## Lounge 13'11 x 11'6

Fitted carpet, large double glazed boxed bay window to front, coved cornice, ceiling light, exposed brick fireplace with wooden mantle, shelving to recess, radiator.

## Bedroom 11'7 x 11'6

Fitted carpet, double glazed window to rear, ceiling light, radiator.

## Bathroom 11'1 x 4'10

Tiled flooring, part tiled walls, bath with mixer taps and shower attachment, pedestal wash hand basin with mixer tap, double glazed obscure window, ceiling light, shower cubicle with shower and glass screen, heated towel rail/radiator. Archway through to:



### Lease Information

Lease: 949 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.

### Agents Note

Tenant in situ



### Utility Room/WC 5'2 x 8'0 > 4'2

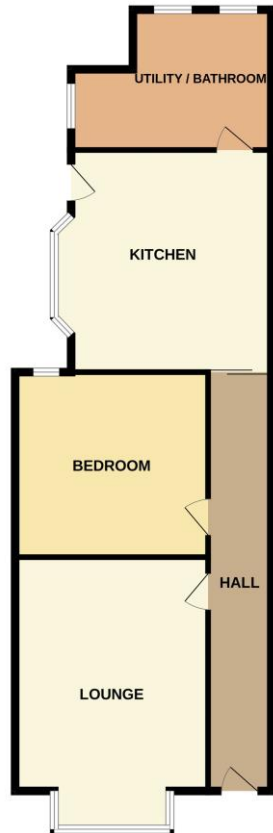
Tiled flooring, double glazed obscure window and further double glazed window, WC, wall mounted Ideal boiler, space and plumbing for washing machine and tumble dryer.

### Externally

### Rear Garden

Rear garden commencing with patio area with the remainder being laid to lawn and further patio area to the further rear, gated side access, wooden shed.

GROUND FLOOR



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Price: £260,000 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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