

home.

PRICE GUIDE

£290,000

London Road, Leigh-On-Sea

Flat 3, 1152 London Road, Leigh-On-Sea, Essex, SS9 2AJ

*** Guide Price £290,000 - £310,000 **

Home Estate Agents are proud to bring to market this exquisite penthouse 3-bedroom apartment located on London Road in the charming area of Leigh-On-Sea which is being offered with no onward chain. This property boasts a prime location with easy access to Leigh Broadway, Leigh Train Station, and a variety of shops, making it a convenient and desirable place to call home.



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Upon entering, you are greeted by a bright and spacious lounge that leads out to a south-facing balcony, perfect for enjoying the sunshine and relaxing after a long day. The apartment features three generously sized bedrooms, one of which includes an en suite for added convenience and privacy as well as the potential to add an additional room in the loft (subject to planning permission).

Whether you are looking for a peaceful retreat or a vibrant urban lifestyle, this flat offers the best of both worlds. With its modern amenities, great location, and ample living space, this property is ideal for those seeking comfort and style in the heart of Leigh-On-Sea.

Don't miss out on the opportunity to own this stunning 3-bedroom penthouse apartment - a true gem in a sought-after location. Contact us today to arrange a viewing and make this beautiful property your new home.

Entrance

Communal entrance door leading into communal hallway with stairs leading to the first floor. Private entrance door with further stairs leading to accommodation. Doors into:

Landing Area/Dining Area

20'3 x 6'6

Spacious landing with fitted carpet, two double glazed windows with bespoke fitted shutters, feature arch window, space for table and chairs as well as a work station, loft access, coved cornice, cupboard housing boiler, radiator with decorative cover. Doors to:

Lounge

14'9 x 11'10

Carpeted, double glazed French doors and sidelights to rear leading to south facing balcony offering amazing views, double glazed window to side, feature fireplace, coved cornice, radiator with decorative cover.

Kitchen

8'7 x 7'10

Wood effect laminate flooring, double glazed door leading to Juliet balcony, range of wall and base units with complimentary wood effect laminate worksurfaces, stainless steel sink with drainer and mixer tap, integrated four ring induction hob and oven, dishwasher, washing machine and fridge freezer, tiled splashback, coved cornice, spotlights,





Master Bedroom

18'3 x 12'3

Carpeted, double glazed bay window to front, fitted wardrobes, spotlights, radiator with decorative cover. Door to:

En-Suite

8'7 x 4'3

Tiled flooring and walls, walk in shower with Drencher shower and further shower attachment, wash hand basin with mixer tap and vanity unit, WC, spotlights, extractor, heated towel rail.

Bedroom Two

12'5 x 8'11

Carpeted, double glazed window to rear, fitted wardrobes, coved cornice, spotlights, radiator with cover.

Bedroom Three

10'9 x 6'4

Carpeted, double glazed window to front, spotlights, radiator with cover.

Bathroom

10'9 x 7'11

Tiled flooring and part tiled walls, double glazed obscure window to side, pedestal wash hand basin with tap, bath with shower over, WC, spotlights.

Externally

Lease Information

Lease: 127 years remaining

Ground Rent: £275 Per Annum

Service Charge: £0

Building Insurance: Approx £326.90 Per Annum

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

Agents Notes

Please note: The exterior of the property is due to be redecorated in the coming weeks - This is being paid for by the current owners and will not require any financial contribution from the new owner.





1ST FLOOR
47 sq. ft. approx.

2ND FLOOR
300 sq. ft. approx.



TOTAL FLOOR AREA: 871 sq.ft. approx.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E	38	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Price Guide £290,000 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.