



59a Oakleigh Park Drive

59a Oakleigh Park Drive Leigh-on-Sea Essex SS9 1RR

Home Of Leigh are very excited to offer for sale this incredible first & second floor apartment which is situated south of the London Road and therefore within walking distance to Leigh Broadway and which also benefits from direct access to its own private west backing rear garden.

The accommodation is spread out over two floors and comprises; spacious landing area to the first floor, a lounge with bespoke seating area, a separate kitchen to the rear with access to a balcony and stairs to the rear garden, one double bedroom and a modern fitted bathroom suite.

To the second floor there are two further double bedrooms and a three piece shower room, whilst externally there is direct access down to a west backing rear garden with a purpose built garden room.



Situated in Oakleigh Park Drive, within the heart of Leigh-on-Sea, this stylish apartment is within close proximity to local amenities which includes nearby seafront, schools, park and mainline railway station - serving London Fenchurch Street for commuters. Also within a short walk is Leigh's fashionable Broadway and its array of bars, cafés, restaurants and popular boutiques.

Accommodation Comprises

Via part double glazed entrance door leading to:

Entrance Hall

With stairs leading to first floor landing.

First Floor Landing 27'2 x 9'2

A great sized landing area with double glazed bay window to front aspect with bespoke fitted Plantation shutters, stairs leading to the second floor accommodation, carpeted, bespoke fitted floor to ceiling built in storage cupboard, smooth plastered ceiling, two cast iron effect radiators, glazed double doors to lounge, further doors to kitchen, bedroom one and bathroom.



ring gas hob with extractor hood above, integrated fridge and separate freezer, integrated eye level microwave oven, integrated dishwasher, further range of matching eye level wall mounted units, smooth plastered with inset spotlighting, tiled flooring, radiator.

Bedroom One 15'1 x 9'1

Double glazed window to rear aspect, carpeted, smooth plastered ceiling, cast iron effect radiator.

Bathroom 11'2 x 6'2

A great sized bathroom with double glazed obscure window to rear aspect, wood panelled bath with mixer tap and shower attachment with additional over head Rainfall shower, low level WC, wash hand basin with vanity cupboard beneath, further floor to ceiling fitted cupboard housing space and plumbing for washing machine and additional storage, smooth plastered ceiling with inset spotlighting, tiled flooring, feature cast iron radiator and towel rail combined.

Second Floor Landing 6'9 x 5'8

Velux window to front aspect, carpeted, built in cloaks cupboard, feature exposed brick work to one wall, doors to:

Bedroom Two 13'6 x 9'9

Velux window to front aspect, carpeted, smooth plastered ceiling, built in eaves storage, cast iron effect radiator.



Lounge 15'2 into bay x 12'1

Double glazed bay window to front aspect with bespoke fitted Plantation shutters, feature bespoke seating bench to bay, feature fireplace with inset log burner and wooden mantle over, bespoke fitted twin alcove storage cupboards with storage above, smooth plastered ceiling, cast iron effect radiator.

Kitchen 10'7 x 7'7

Double glazed window to rear aspect with adjacent door leading out to a west facing balcony. The kitchen is fitted to include a stainless steel one and a quarter bowl sink unit with mixer tap inset into a range of granite worksurfaces with cupboards and drawers beneath, integrated oven and four

Bedroom Three 10'9 x 9'2

Two double glazed windows to rear aspect, carpeted, smooth plastered ceiling, feature cast iron effect radiator.

Shower Room 6'7 x 4'7

Double glazed obscure window to rear aspect, fully tiled walk in shower cubicle, low level WC, pedestal wash hand basin, smooth plastered ceiling, tiled flooring, cast iron effect radiator.

Externally

The property benefits a west facing rear balcony with stairs leading directly down to its own rear garden which is mainly laid with decking and screen panelled fencing, purpose built summerhouse, garden room with power and lighting connected.

Lease Information

Lease: 196 years remaining

Ground Rent: £60 Per Annum

Service Charge: £130 Per Annum

Annual Management Fee: £65

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





**STRONG
WOMEN
INTIMIDATE
BOYS AND
EXCITE
MEN**











Price £430,000 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.