



108a Elm Road

108a Elm Road Leigh-on-Sea Essex SS9 1SQ

Home Of Leigh are very excited to offer for sale this surprisingly spacious three bedroom ground floor apartment, situated in a convenient position within walking distance of the Broadway and mainline railway station.

The accommodation comprises; entrance porch, entrance hall, a west facing lounge plus a great size kitchen/breakfast room, three well appointed bedrooms, one with an en suite shower room and one with a walk-in closet plus an additional four piece bathroom suite.

Externally the property benefits from a great size east backing rear garden.



Situated on Elm Road in the heart of Leigh on Sea, this wonderful apartment is ideally located for Leigh Broadway and its array of shops, bars, restaurants and boutiques along with being a short stroll from the beach and mainline railway station giving direct access to London Fenchurch Street.

Accommodation Comprises

The property is approached via its own private entrance door leading to:

Entrance Porch 4'6 x 3'8

Carpeted, smooth plastered ceiling with inset spotlighting, door to:

Entrance Hall 28'6 x 11'2 (max)

A great size entrance hall which is carpeted, smooth plastered ceiling with inset spotlighting, two radiators plus an additional vertical radiator, under stairs storage



include a stainless steel sink unit with mixer tap, inset into a range of square edge work surfaces with cupboards and drawers beneath, range cooker to remain with fitted extractor hood above, further range of matching eye level wall mounted units, appliance space and plumbing for washing machine and dryer, further space for under counter fridge and separate freezer, tiled flooring, smooth plastered ceiling with inset spotlighting, radiator, door to:

Bedroom One 15'11 (max) x 11'8

Double glazed windows to rear and side aspects, carpeted, smooth plastered ceiling, radiator, door to:

En-Suite Shower Room 7'1 x 4'1

Modern three piece suite comprising; fully tiled shower cubicle, low level WC, wash hand basin with mixer tap and vanity cupboard beneath, fully tiled to surrounding walls, tiled flooring, heated towel rail.

Inner Lobby 4'1 x 2'1

Carpeted, smooth plastered ceiling with inset spotlighting, doors to:



cupboard, doors to accommodation and semi open plan archway leading to:

Lounge 18'1 (into bay) x 13'4

Double glazed bay window to front aspect, carpeted, smooth plastered ceiling, feature inset gas coal effect fire, radiator.

Open Plan Lounge & Dining Room 12'8 x 12'1

Two double glazed windows to side aspect with adjacent barn style door to side. The kitchen is fitted to

Bedroom Two 11'3 x 9'3

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

Bedroom Three 12'1 x 7'7

Double glazed window to rear aspect with adjacent double glazed door to garden, carpeted, smooth plastered ceiling, radiator, door to:

Walk In Closet 4'8 x 4'4

Carpeted, fitted with a range of hanging space and shelving.

Bathroom 9'3 x 5'7

Double glazed obscure window to side aspect, modern four piece suite comprising; floor standing bath with mixer tap and shower attachment, low level WC, fully tiled shower cubicle, pedestal wash hand basin, fully tiled to surrounding walls, tiled flooring, heated towel rail.

Externally

The property benefits from its own private east backing rear garden which commences with a paved patio area to the immediate rear. The remainder is laid to lawn and enclosed by screen panel fencing, garden shed, side access to the front.

Lease Information

Lease 999 years remaining

Ground Rent: £0

Service Charge: £0

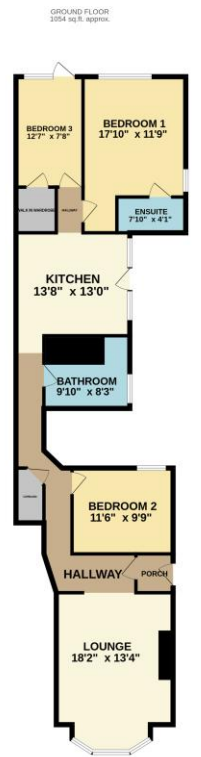
Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.

Agents Note

Tenant in situ, the property will be sold with vacant possession.







TOTAL FLOOR AREA - 1054 sq ft, approx.
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Guide Price £390,000 Leasehold

HOME - The Estate Agent of Leigh
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