

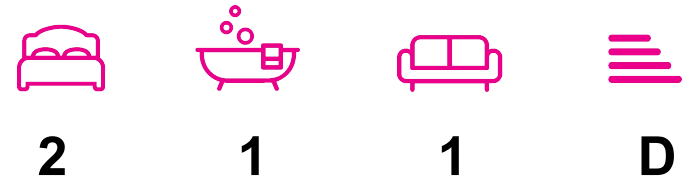
home.

OFFERS OVER

£375,000

Oakleigh Park Drive, Leigh-On-Sea

2b Oakleigh Park Drive, Leigh-On-Sea, Essex, SS9 1RP



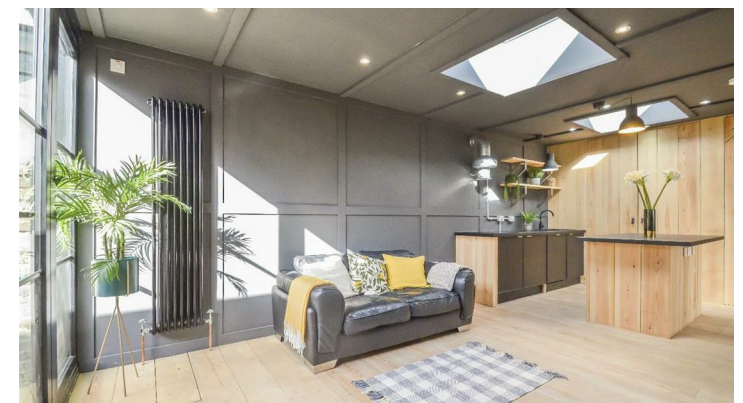
Home Estate Agents are pleased to offer for sale this truly unique two bedroom detached house in the heart of Leigh-on-Sea which has been recently built and boasts a stunning open-plan kitchen/living room. This fabulous home blends contemporary design with an industrial style incorporating exposed brick, aluminium windows and wooden flooring. Also benefiting from a south facing garden, this stunning property is available to view immediately and on offer with no onward chain.

The accommodation comprises; lobby, two bedrooms, modern bathroom suite and a fabulous and contemporary open-plan room which is divided into lounge, dining area and kitchen. Externally, this beautiful home boasts a south facing courtyard garden.

The property is served by electric heating and offers double glazing throughout.

Situated between Oakleigh Park Drive and Leighton Avenue, this quirky detached residence is ideally placed for the fashionable Broadway and its array of bars, cafés, restaurants and popular boutiques. Also within a short stroll is the nearby seafront and mainline railway station - serving London Fenchurch Street for commuters.

With accommodation at approximately 650 sq ft, this impressive new home is perfectly suited to first time buyers and is available with no onward chain.



Entrance

Open Plan Kitchen/Living Room

19' x 21'3 max

Kitchen Area

Wooden flooring, down light, two ceiling lights, double glazed sky light to ceiling, matt black laminate worktop with fitted kitchen units, appliances include integrated four ring electric hob with extractor over, integrated fridge, integrated freezer, integrated electric oven, integrated dishwasher, integrated bowl sink with drainer and mixer tap, shelving to wall, breakfast bar centre island with space for bar stools with matt black laminate tops, two cupboards housing the electric boiler heating system & electric fuse board, built-in pantry with shelving & lighting.

Living Area

Wooden flooring, exposed brick to walls, mezzanine floor with ceiling lights, double glazed sky light, double glazed aluminium door to side with obscure glass, electric radiator.

Dining Area

Wooden flooring, electric radiator, down lights, double glazed sky light, double glazed aluminium windows to rear, double glazed aluminium French doors opening onto the garden.

Bedroom One

18'7 x 7'8

Wooden flooring, electric radiator, two ceiling lights, double glazed aluminium window to side, double glazed Velux window to ceiling, stairs leading to mezzanine floor, exposed brick to walls.

Bedroom Two

13'7 x 8'0

Bathroom

Tiled flooring, partially tiled walls, exposed brick to walls, hand wash basin with taps, w.c, electric heated towel rail, walk-in double shower with slate flooring, wall mounted light, extractor.

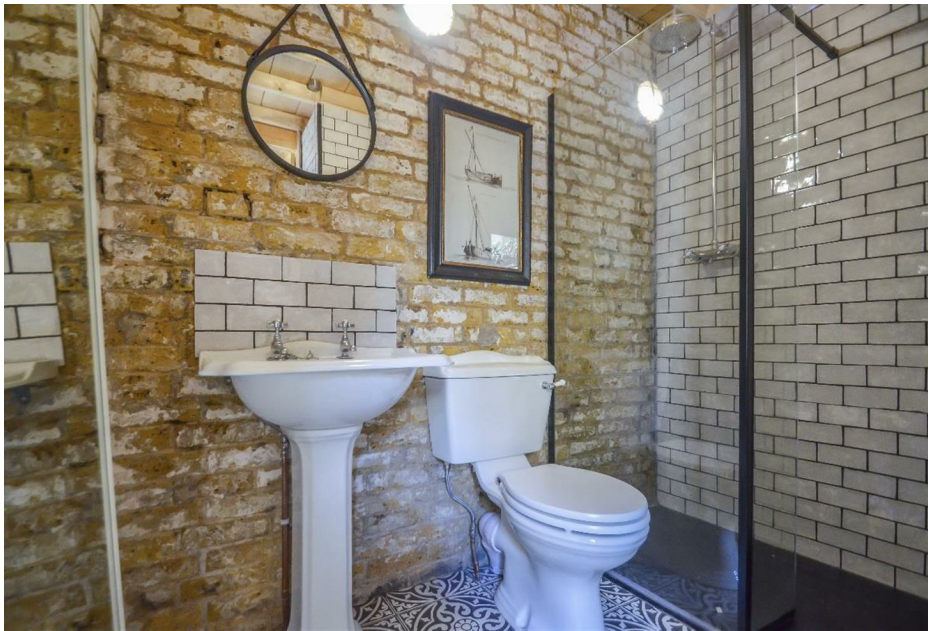
Externally

Private south facing courtyard garden with decking, wooden gate to rear. Secure gated access to both Oakleigh Park Drive & Leighton Avenue.

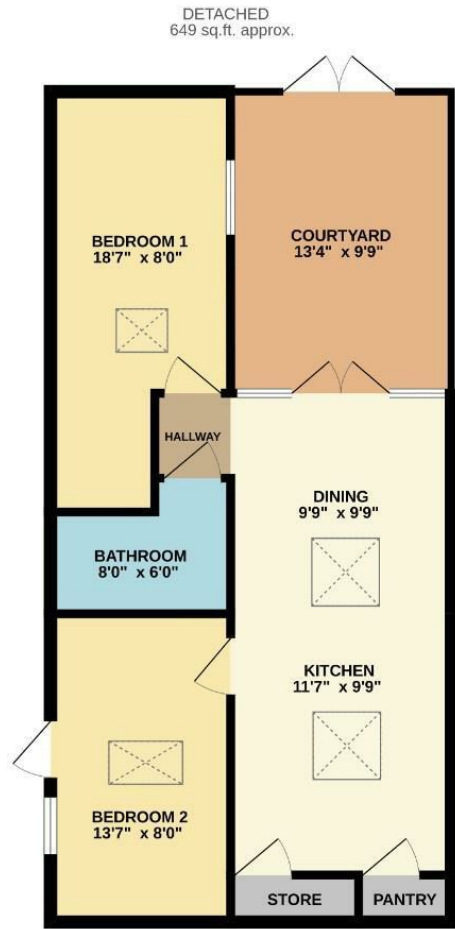
Agency Note

The property has Sui Generis planning permission.

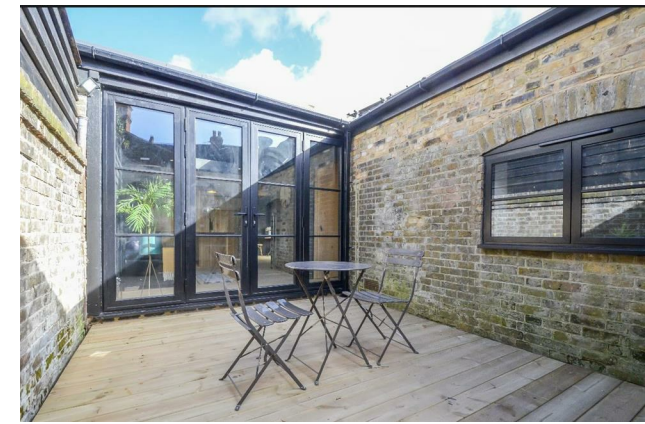








TOTAL FLOOR AREA : 649 sq.ft. approx.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	61
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Offers Over £375,000 Freehold

HOME - The Estate Agent of Leigh
The Old Bank, 26 Broadway, Leigh-on-Sea, Essex, SS9 1AW. Tel: 01702 480033

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.