



46a Oakleigh Park Drive

# 46a Oakleigh Park Drive Leigh-On-Sea Essex SS9 1RP

Home of Leigh are delighted to present this three bedroom maisonette located in the heart of Leigh on Sea, just moments from the bustling Broadway, with it's boutiques, bookshops, bars and array of eateries.

A well maintained private entrance hall, leads to the spacious accommodation with a west facing lounge, separate kitchen, master bedroom, with ensuite, two additional bedrooms and an office space.

Enjoy the opportunity to live just a short stroll from Leigh Old Town, with all it's beachside activities, art galleries and seafood spots. With direct links into London Fenchurch Street, the property is ideally situated for young professionals or families looking to live in a vibrant coastal community. The property benefits from no onward chain.



## Accommodation Comprises

The property is approached via private entrance door leading to:

### Entrance Hall

With stairs leading to the first floor landing.

### First Floor Landing 11'1 x 9'4

Which is carpeted, stairs to the second floor landing, radiator, doors to:

### Lounge 17'3 (into bay) x 12'6

Double glazed bay window to front aspect, carpeted, picture rail, feature fireplace, radiator.

### Kitchen 10'3 x 8'5

Double glazed window to rear aspect, the kitchen is fitted to include a stainless steel sink unit with mixer tap, inset into a range of work surfaces with cupboards and drawers beneath, built-in oven and hob with extractor hood over, further range of matching eye level wall mounted units, appliance space and plumbing for washing machine, further space for fridge/freezer and dishwasher, concealed boiler (not tested).



#### **Bedroom Two 15'2 (into bay) x 8'8**

Double glazed bay window to rear aspect, carpeted, radiator.

#### **Bedroom Three 9'1 x 6'1**

Double glazed window to front aspect, carpeted, radiator.

#### **Bathroom 7'4 x 6'1**

Modern three piece suite comprising; bath with mixer tap, low level WC, wash hand basin with mixer tap, tiled flooring, heated towel rail.



#### **Second Floor Landing 9'8 x 5'2**

Carpeted, built-in eaves storage cupboard, addition walk-in wardrobe/storage area which measures 5'1 x 4'8 with further eaves storage, door to:

#### **Bedroom One 12'7 x 12'1 (plus depth of wardrobe)**

Velux window to front aspect, carpeted, built-in floor to ceiling wardrobes with mirror fronted sliding door wardrobes, radiator, door to:

#### **En-Suite Shower Room 7'6 x 4'1**

Velux window to rear aspect, modern three piece suite comprising; fully tiled shower cubicle, low level WC, pedestal wash hand basin, tiled flooring, heated towel rail.

#### **Lease Information**

Lease: 123 years remaining  
Ground Rent: £250 Per Annum  
Service Charge: £0

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

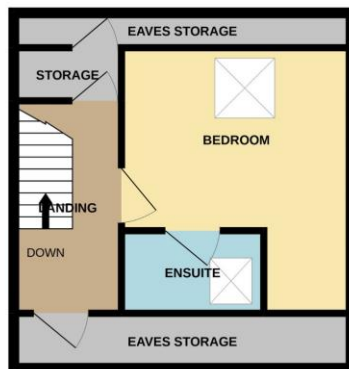
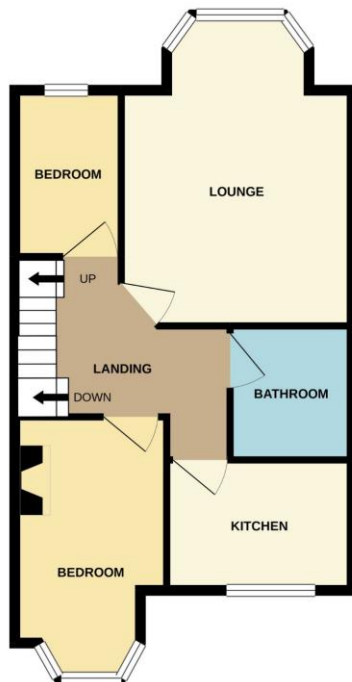
#### **Agents Note**

Tenant in situ

GROUND FLOOR

1ST FLOOR

2ND FLOOR



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## OIRO £350,000 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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