

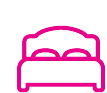
home.

£275,000

Leigh Hall Road, Leigh-On-Sea



29A Leigh Hall Road, Leigh-On-Sea, Essex, SS9 1RL


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Home Estate Agents are delighted to present this spacious first-floor flat located on the desirable Leigh Hall Road in Leigh-On-Sea. This charming property features two well-proportioned bedrooms, comprising one double and one single, making it an ideal choice for couples, small families, or those seeking a comfortable space to call home.

The flat boasts a generous lounge area, perfect for relaxation and entertaining guests. The modern kitchen is equipped with contemporary fittings, ensuring that cooking and dining experiences are both enjoyable and efficient. The bathroom has also been thoughtfully designed, providing a stylish and functional space.

One of the standout features of this property is the private section of the rear garden, offering a tranquil outdoor retreat for residents to unwind and enjoy the fresh air.

Situated in an excellent location, this flat is just a stone's throw away from Leigh Broadway, where you can find a variety of shops, cafes, and restaurants. Additionally, Chalkwell Train Station is a short walk away, providing convenient access to London and other nearby areas.

This flat presents a wonderful opportunity for those looking to embrace the vibrant lifestyle that Leigh-On-Sea has to offer. With its modern amenities, spacious layout, and prime location, this property is not to be missed. We invite you to arrange a viewing and discover the potential of this delightful home.



Entrance

Block paved pathway leading to storm porch with communal entrance door into:

Frontage

Small garden area

Communal Hallway

Carpeted, ceiling light. Private entrance door into:

Hall

Carpeted, stairs leading to the first floor, ceiling light, decorative cornice.

First Floor Landing

Carpeted, ceiling light, access to loft with lighting, storage cupboard, radiator. Doors to:

Lounge

Carpeted, double glazed bay window to front aspect, picture rail, ceiling light, radiator.

Kitchen

Slate effect laminate flooring, ceiling light, double glazed window to side aspect, range of base units wood effect rolled edge worksurfaces and matching eye level wall mounted units, oven with four ring gas hob above and extractor, integrated fridge freezer, sink with drainer, tiled splashbacks, space for washing machine.

Bedroom One

Carpeted, double glazed window to rear aspect, ceiling light, radiator.

Bedroom Two

Carpeted, picture rail, double glazed window to front aspect, ceiling light, radiator.

Bathroom

Tiled flooring, part tiled walls, spotlighting, double glazed obscure window to side aspect, wash hand basin with vanity storage beneath, panelled bath with shower attachment, WC, heated towel rail.

Lease Information

Lease: 156 years remaining

Ground Rent: £50 Per Annum

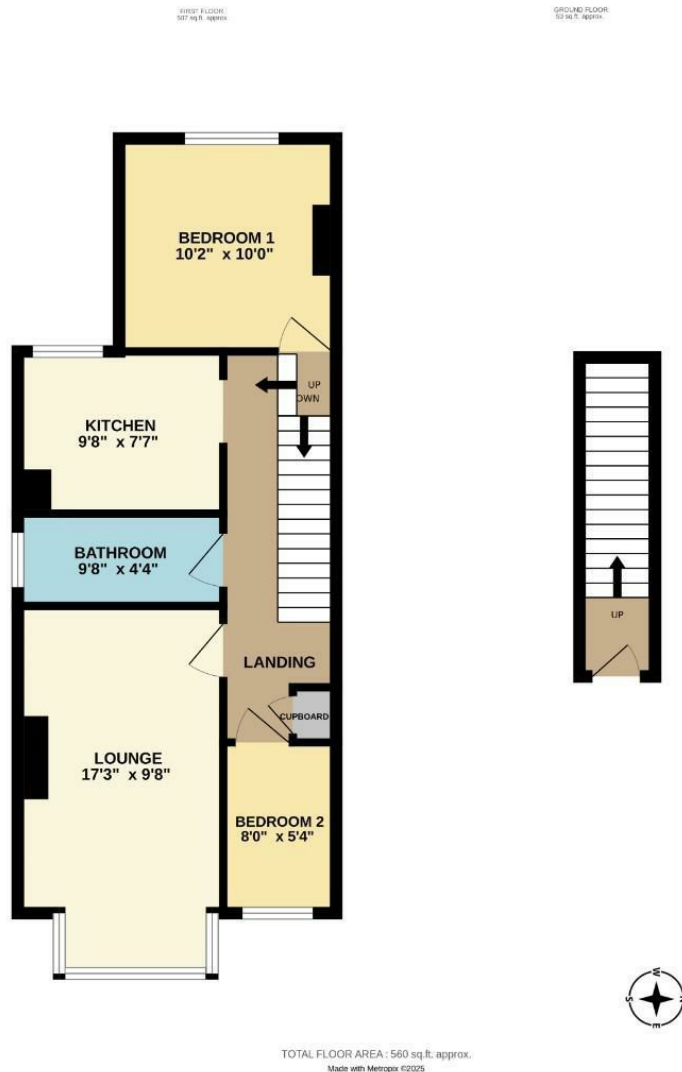
Service Charge: £350 Per Annum including building insurance

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









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	63
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

£275,000 Leasehold

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.