

home.

OFFERS OVER

£375,000

Broadway, Leigh-On-Sea

Flat 7, Grand View 136

Broadway, Leigh-On-Sea, Essex, SS9 1AA



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Home Estate Agents are pleased to offer for sale with no onward chain, this gorgeous two bedroom second floor apartment which is situated in this popular block in the heart of Leigh On Sea and therefore within walking distance of the beach and mainline railway station giving direct access into London Fenchurch Street

The accommodation comprises; entrance hall, a spacious open plan kitchen, lounge & dining area with access to a south facing balcony, two well appointed bedrooms and a modern bathroom suite.

Externally the property benefits from secure gated parking to the rear.

Situated on Leigh Broadway, this bright and airy apartment is perfectly located for all the Broadway has on offer including shops, bars, restaurants and boutiques as well as being within walking distance of Chalkwell Railway station, giving direct access to London Fenchurch Street.



Accommodation Comprises:

The property is approached via secure entry phone system to communal entrance hall, with lift and stairs rising to third floor, personal entrance door to:

Entrance Hall

13'4 x 9'4 (max)

Wood flooring with under floor heating, smooth plastered ceiling with inset spotlighting, built-in cupboard housing boiler (not tested), doors to:

Open Plan Lounge & Kitchen

19'2 x 17'6 (reducing to 12'9)

A wonderful south facing room with double glazed windows to side and rear aspect affording views over the surrounding areas and towards the estuary, door to balcony, wood flooring with under floor heating, smooth plastered ceiling with inset spotlighting. The kitchen is fitted to include a sink unit with mixer tap inset into a range of work surfaces with cupboards and drawers beneath, integrated oven, hob and extractor hood, integrated fridge/freezer and washing machine, integrated dishwasher, matching eye level wall mounted units with lighting beneath.

Bedroom One

11'1 x 10'2

Double glazed windows to side and rear aspects with estuary views, carpeted with under floor heating, power points, built-in double wardrobe with mirror fronted sliding doors, smooth plastered ceiling with inset spotlighting.

Bedroom Two

9'3 x 8'3 (max)

Double glazed window to side aspect, carpeted with under floor heating, smooth plastered ceiling with inset spotlighting.

Bathroom

6'1 x 5'11

Modern three piece suite comprising; bath with mixer tap and shower attachment over, low level WC half pedestal wash hand basin, fully tiled to surrounding walls, smooth plastered ceiling with inset spotlighting, heated towel rail.

Parking Facilities

There is secure gated parking for one vehicle.





Lease Information

Lease: 111 years remaining
Ground Rent: £350 Per Annum
Service Charge: £1809 Per Annum

Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors. Please note there is also step free access.

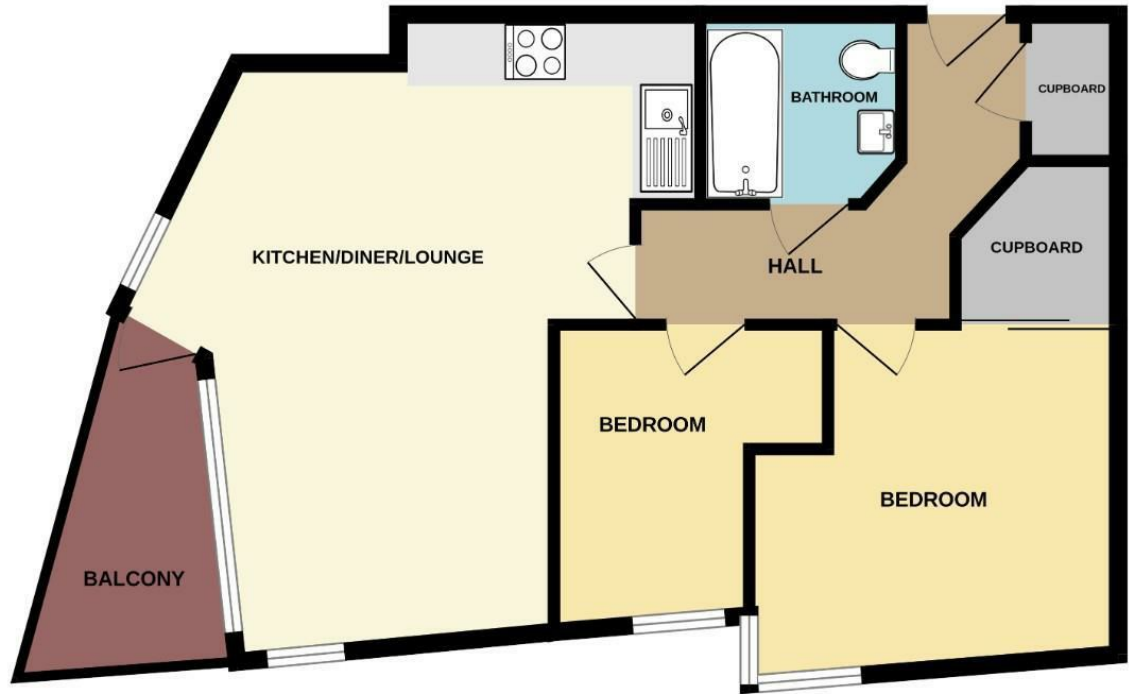
Agents Note

Tenant in situ





GROUND FLOOR
587 sq.ft. approx.



TOTAL FLOOR AREA : 587 sq.ft. approx.
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LOCAL AUTHORITY
Southend City Council

COUNCIL TAX BAND
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TENURE
Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

VIEWINGS
By prior appointment only

Offers Over £375,000 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.