

home.



£359,950
Elm Road, Leigh-On-Sea

Front, 83 Elm Road, Leigh-On-Sea, Essex, SS9 1SP


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Home Estate Agents are privileged with instruction to welcome to the market this fabulous "London Loft" style apartment which is, in our opinion, one of the finest examples of a one bedroom apartment in Leigh-on-Sea. This truly unique residence offers trendy industrial design and has been lovingly styled by the current owner to a high specification. Further benefitting from being available with no onward chain and also coming with off street parking for one car.

The property is served by gas central heating and provides fabulous original features which includes parquet flooring and Crittall windows.

Situated on Elm Road, within the heart of Leigh-on-Sea, the flat is just a short stroll from the bustling Broadway and its array of bars, cafés, restaurants and popular boutiques. Also within walking distance is the nearby seafront and mainline railway station - serving London Fenchurch Street for commuters.

With immaculate presentation throughout and available with no onward chain, we strongly recommend arranging a speedy internal viewing to avoid any disappointment.



Entrance

Feature single glazed wooden entrance door with obscure window into:

Feature entrance door and windows with original bevelled glass into:

Open-Plan Kitchen/Living

Lounge Area

18'9 x 13'9

Parquet flooring, cast iron radiator, spotlighting, two single glazed obscure windows to front aspect, cornice up lighting, London Stock exposed brick wall . Open plan to:

Kitchen Area

17'8 x 16'4

Continuation of Parquet flooring, part Spanish tiled flooring, double glazed door leading to a small courtyard patio area to the rear, cast iron radiator, spotlighting, ceiling light, cornice up lighting, feature fireplace with wooden mantle. The kitchen is fitted to include a large kitchen island with a Quartz worksurface with inset sink and mixer tap, breakfast bar area, storage and integrated AEG dishwasher. Integrated AEG oven with AEG four ring burner gas hob above and AEG extractor over, integrated AEG microwave, space for fridge freezer, exposed London stock brickwork.

Inner Hallway

Fitted carpet, spotlighting, storage cupboard, exposed London stock brick walls. Reclaimed internal stained glass doors from Saint Hilda's school leading to:

Double Bedroom

12'5 x 11'0

Fitted carpet, original Crittal windows, bespoke pink concrete window sills, hanging Buster and Punch wall lights, feature panelled wall and exposed London Stock brick wall, vintage style radiator.

Shower Room

8'6 x 6'1

Claybrooke London tiled bespoke shower room, handmade concrete sink with Union multi function brass fittings, tiled shower with matching brass fittings and shower, WC, exposed London Stock brickwork, vertical wall mounted radiator.

Externally

Parking

Block paved driveway providing off street parking for one car.

Courtyard Garden

Small courtyard garden with stone patio and gate leading to rear alleyway, external water tap.









TOTAL FLOOR AREA: 705 sq.ft. approx.
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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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	68	79
		EU Directive 2002/91/EC

£359,950 Freehold

HOME - The Estate Agent of Leigh
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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.