



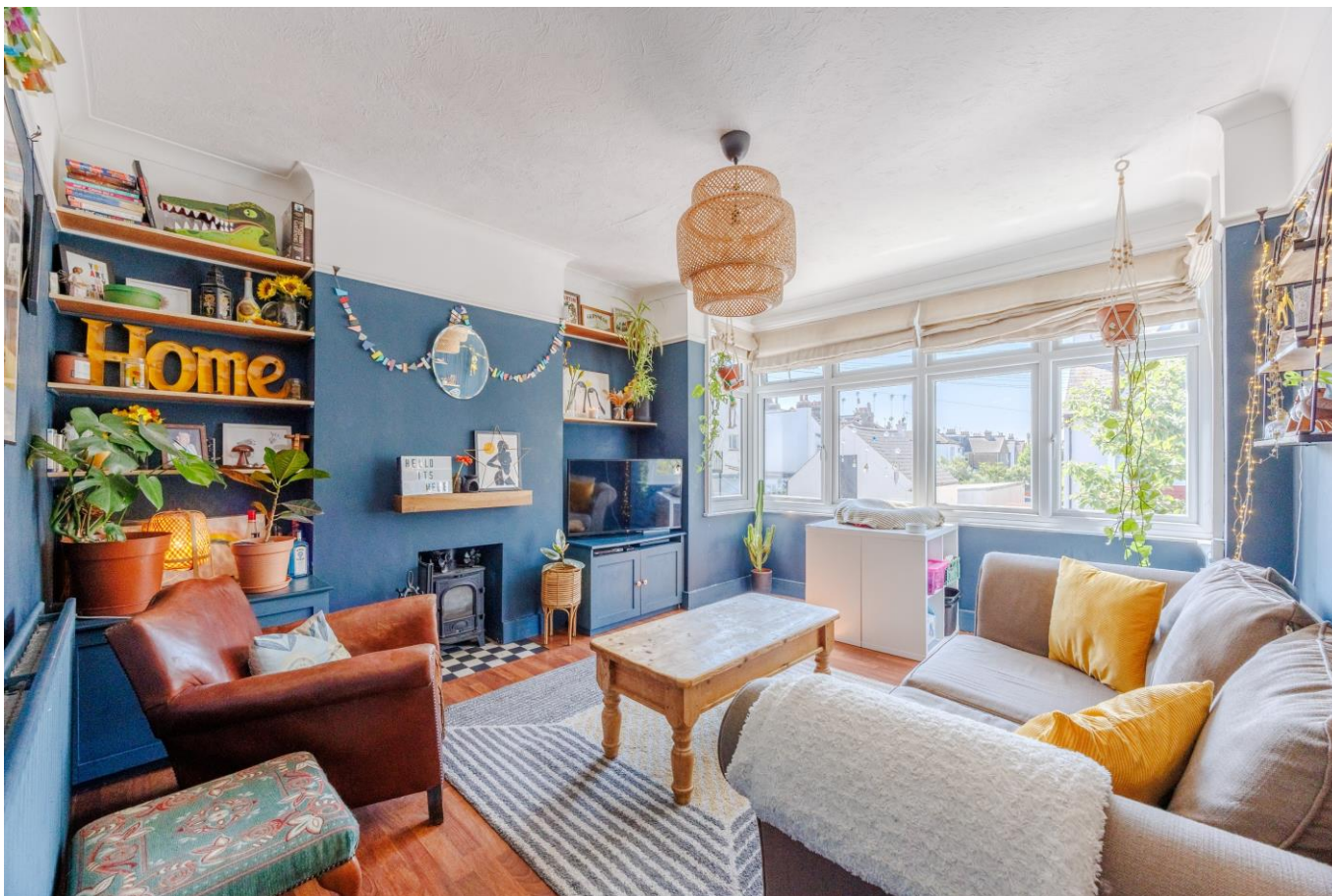
56b Leigh Hall Road

56b Leigh Hall Road Leigh-on-Sea Essex SS9 1QZ

Home Estate Agents are delighted to present this exquisite three-bedroom first-floor apartment located on the desirable Leigh Hall Road in Leigh-On-Sea. This charming flat boasts a spacious and bright lounge, enhanced by a large box bay window that floods the room with natural light, creating a warm and inviting atmosphere. The wood-burning stove adds a touch of comfort, making it the perfect space for relaxation or entertaining guests.

The property features a modern kitchen and a well-appointed bathroom, ensuring that all your daily needs are met with style and convenience. With three bedrooms, two generously sized double bedrooms provide ample space for rest and relaxation, while a single bedroom offers versatility, ideal for a guest room, study, or children's room.

One of the standout features of this apartment is the private rear garden, which presents an excellent opportunity for outdoor enjoyment. Additionally, there is the option to allocate a section of the garden for parking, a rare find in this area.



Situated in an excellent location, this property is just a stone's throw away from Leigh Broadway, where you can explore a variety of shops, cafes, and restaurants. Furthermore, both Leigh and Chalkwell Train Stations are within a short walking distance, providing easy access to London and beyond.

This stunning apartment is perfect for families, professionals, or anyone seeking a vibrant community with all the amenities at their doorstep. Do not miss the chance to make this delightful flat your new home.

Accommodation Comprises

The property commences with a pathway leading to the storm porch leading to:

Communal Hallway

Tiled flooring, ceiling light. Private entrance door into:

Hallway

Tiled flooring, dado rail, coved cornice, single glazed stained glass window to front aspect, ceiling light, understairs storage cupboard, wooden stairs with stair runner leading to the first floor.

First Floor Landing

Wood effect Amtico flooring, feature circular stained glass window to front aspect, dado rail, coved cornice, radiator, two ceiling lights, access to insulated and part boarded lofts via two hatches with



potential for loft conversion (subject to planning permission) Doors to:

Lounge 14'0 x 12'4

Wood effect laminate flooring, double glazed boxed bay window to front and side aspect, working wood burning stove, shelving, picture rail, coved cornice, ceiling light, radiator.

Kitchen 10'7 x 8'9

Wood effect laminate flooring, double glazed window to rear aspect, coved cornice, ceiling light, cast iron radiator. The kitchen is fitted to include a range of base units with stone effect worksurfaces and matching eye level wall mounted units, sink with drainer, space for dishwasher and washing machine, integrated oven with four ring gas hob and extractor over, tiled splashback.



Bedroom One 12'4 x 11'8

Amtico wood effect flooring, double glazed window to rear aspect, picture rail, coved cornice, ceiling light, fitted wardrobes to alcoves with side of chimney breast, radiator.

Bedroom Two 9'0 x 8'9

Wood effect laminate flooring, double glazed window to front aspect, ceiling light, coved cornice, radiator.

Bedroom Three 8'1 x 7'9

Wood effect laminate flooring, double glazed window to rear aspect, coved cornice, ceiling light, radiator.

Bathroom 6'7 x 4'11

Tiled effect vinyl flooring, part tiled walls, double glazed obscure window to side aspect, coved cornice, ceiling light, panelled bath with shower over, WC, radiator, wash hand basin with tap.

Externally

Rear Garden

Private section of rear garden commencing with decking area, gravel pathway with raised flower beds and mature shrubs. There is also potential to allocate some of the space for parking for the property.

Lease Information

Share Of Freehold

Lease: 90 years remaining

Ground Rent: £0

Service Charge: £0

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









Price £375,000 Share Of Freehold

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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