



80a Elm Road

80a Elm Road Leigh-on-Sea Essex SS9 1SJ

Home of Leigh is delighted to present this exquisite two-bedroom ground floor flat located on the desirable Elm Road in Leigh-On-Sea. This charming apartment offers a perfect blend of modern living and comfort, making it an ideal choice for individuals or small families.

The property boasts a contemporary open-plan kitchen and lounge area, designed to create a welcoming space for relaxation and entertaining. The kitchen is well-equipped, providing a functional area for culinary pursuits, while the lounge offers a bright and airy atmosphere, looking out over the garden, perfect for unwinding after a long day.

There are two generously sized bedrooms, both filled with natural light, ensuring a pleasant and inviting environment. Each room provides ample space for furnishings, making it easy to personalise your living space to suit your needs.



One of the standout features of this flat is the private rear garden, offering a tranquil outdoor retreat for enjoying the fresh air or hosting gatherings with friends and family. Additionally, the property includes off-street parking for one vehicle, providing convenience and peace of mind.

Situated in an excellent location, this flat is just a short distance from Leigh Broadway, where you can explore a variety of shops, cafes, and restaurants. Furthermore, Leigh train station is nearby, making commuting to London and other areas straightforward and efficient.

In summary, this stunning ground floor apartment on Elm Road presents a fantastic opportunity for those seeking a modern and comfortable home in a vibrant community. Do not miss the chance to make this delightful property your own.

Accommodation Comprises

Via storm porch with external lighting leading to wooden communal entrance door with stained glass windows into:

Communal Hallway

Tiled flooring, coved cornice, ceiling light, single glazed stained glass window to front aspect. Private wooden entrance door with single glazed obscure panelled glass and stained glass window above leading into:

Entrance Hall

Tiled flooring, picture rail, coved cornice, two ceiling lights, understairs storage cupboard, radiator. Doors to:



Bathroom 11'5 x 8'3

Tiled flooring and skirting, spotlighting, double glazed obscure windows to side aspect, heated towel rail, WC, wash hand basin with vanity storage beneath, P shaped panelled bath with shower over and tiled surround, extractor fan.

Utility Cupboard

Rolled edge worksurface, wall mounted shelving, spotlighting, space for a washing machine.

Open Plan Lounge/Dining & Kitchen

Lounge/Dining Area 15'10 x 12'0

Tiled flooring, picture rail, coved cornice, ceiling rose with light, feature fireplace with concrete surround, two radiators, single glazed French doors with stained glass windows above leading to conservatory, breakfast bar area. Open to:

Kitchen Area 19'0 x 4'6

Tiled flooring with underfloor heating, spotlighting, double glazed skylight, double glazed window to side aspect, peninsular island with Quartz worksurface and storage under plus breakfast bar, range of base units with Quartz worksurfaces and matching eye level wall mounted units, one and a half sink with drainer, integrated dishwasher, mirrored tiled splashback, integrated four ring induction hob with extractor over, integrated double oven.

Conservatory 11'0 x 5'6

Tiled flooring, hot and cold water pipes (which can be used as further utilities if required), exposed brick wall, wall lighting, single glazed windows to side and rear aspect with single glazed French door leading to the rear garden.



Bedroom One 15'6 x 12'10

Solid wood floorboards, picture rail, coved cornice, ceiling rose with light, double glazed bay window to front aspect, feature fireplace with exposed brick and slate tiled hearth, radiator.

Bedroom Two 12'10 x 9'7

Solid wood floorboards, picture rail, ceiling rose with light, double glazed window to side aspect, single glazed window to rear aspect and single glazed door to rear aspect leading to garden, exposed brick wall, feature fireplace with exposed brick, wooden mantle and a tiled hearth, radiator.

Externally

Frontage

Block paved driveway providing off street parking for one car, mature shrubbery and slate chipping borders.

Rear Garden

Rear garden measuring approx 60ft commencing with stone patio with stepping stones leading to the side of the property with access to the front, external wall lighting, external water tap. The remainder of the garden is laid to lawn with a slate chipping seating area, shed (to remain).

Lease Information

Lease: 153 years remaining

Ground Rent: £31 Per Annum

Service Charge: £711 Per Annum

Management Fee: £150 Per Annum

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









Price £375,000 Leasehold

HOME - The Estate Agent of Leigh
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