



Apartment 3, The Haven

Apartment 3, The Haven 32-34 Burges Road Southend-On-Sea Essex SS1 3FW

Home Of Leigh are pleased to offer for sale this beautifully maintained two bedroom ground floor apartment which is located in a high sought after position in the heart of the Burges Estate and is being offered with no onward chain.

The accommodation comprises; spacious entrance hall, a large open plan lounge & kitchen with French doors to a small patio garden, modern fitted shower room, two well appointed bedrooms, the master with an en suite shower room.

Externally the property benefits from allocated parking for one vehicle, whilst to the rear there are well maintained communal gardens.

Situated on Burges Road, Thorpe Bay, this wonderful apartment is perfectly located for Thorpe Bay seafront and beach which is within walking distance, while Thorpe Bay Broadway and mainline railway station is also close at hand.



Accommodation Comprises

The property is approached via a double glazed obscure entrance door leading to:

Entrance Hall 22'9 x 11'9 max

A spacious entrance hall with wood flooring, smooth plastered ceiling, built in airing cupboard housing hot water tank and shelving along with wall mounted boiler, smooth plastered ceiling, radiator. Doors to:

Open Plan Lounge & Kitchen 20'4 x 13'9

A great size open plan living space with double glazed windows and French doors to the front aspect giving access to a small patio area. The kitchen area is fitted to include a modern sink unit with mixer tap inset into a range of worksurfaces with cupboards and drawers

beneath, built in oven, hob and extractor hood, further range of eye level wall mounted units, integrated dishwasher, integrated fridge and separate freezer, central island with matching worktops and cupboards beneath, wood flooring throughout, smooth plastered ceiling, two radiators.

Bedroom One 12'10 < 10'11 x 11'9 plus depth of wardrobes

Double glazed window to front aspect, carpeted, smooth plastered ceiling, range of fitted floor to ceiling mirror fronted sliding door wardrobes, radiator. Door to:

En-Suite Shower Room 7'1 x 5'7

Double glazed obscure window to front, fully tiled walk in shower cubicle, half pedestal wash hand basin with mixer tap, low level WC, tiled flooring, smooth plastered ceiling, heated towel rail.





Externally

Parking Facilities

The property also benefits from one allocated off street parking space which is located in front of the apartment.

Lease Information

Lease: 108 years remaining

Ground Rent: £300 Per Annum

Service Charge: Approx £1600 Per Annum including building insurance

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



Bedroom Two 11'9 x 7'1

Double glazed windows to both front and side aspect, carpeted, smooth plastered ceiling, fitted floor to ceiling wardrobe, radiator.

Shower Room 7'5 x 3'11

Fully tiled shower cubicle, half pedestal wash hand basin, low level WC, tiled flooring, smooth plastered ceiling with inset spotlighting, heated towel rail.





GROUND FLOOR



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Price: £400,000 Leasehold

HOME - The Estate Agent of Leigh
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