



1853 London Road



# 1853 London Road Leigh-on-Sea Essex SS9 2SY

Home Estate Agents are delighted to present this charming two-bedroom ground floor flat, ideally situated on London Road in the desirable area of Leigh-On-Sea. This property offers a perfect blend of comfort and convenience, making it an excellent choice for both first-time buyers and those looking to downsize.

Upon entering, you will find a spacious and bright lounge, designed with a modern media wall that creates an inviting atmosphere for relaxation and entertainment. The property features two generously sized double bedrooms, one of which boasts fitted wardrobe space, providing ample storage for your belongings.

One of the standout features of this property is the private rear garden, a delightful outdoor space perfect for enjoying sunny days or hosting gatherings with friends and family.



Additionally, the dedicated off-street parking space at the rear adds to the convenience of this home, ensuring you have a secure place for your vehicle.

The location is truly exceptional, with Leigh Broadway just a short stroll away, offering a variety of shops, cafes, and restaurants to explore. For those who commute, Leigh train station is also nearby, providing easy access to London and beyond. Local amenities are plentiful, making everyday living a breeze.

In summary, this lovely property on London Road presents a wonderful opportunity to enjoy a comfortable lifestyle in a vibrant community. With its appealing features and prime location, it is not to be missed. We invite you to arrange a viewing and discover all that this property has to offer.



#### Living Room 17'1 x 12'8

Wood effect laminate flooring, double glazed windows to front and side aspect with shutters, ceiling light with fan media wall with storage and shelving, fireplace with electric fire, radiator.

#### Inner Hallway

Wood effect laminate flooring, ceiling light, storage cupboard. Doors to:

#### Bedroom One 12'11 x 6'11

Wood effect laminate flooring, double glazed window to rear aspect with shutters, ceiling light with fan, fitted wardrobes, wall lighting, electric vertical radiator.

#### Kitchen 10'7 x 9'5

Wood effect laminate flooring, two double glazed windows both to side aspect, obscure double glazed door to side aspect leading to the garden, spotlighting. The kitchen is fitted to include a range of base units with wood effect worksurface and matching eye level wall mounted units, sink with drainer, space for washing machine and dishwasher, integrated Bosch oven and Bosch microwave, integrated Bosch four ring induction hob with extractor over.



#### Accommodation Comprises

Block paved pathway leading to private section of front garden leading to storm porch with tiled flooring. Composite entrance door leading into:

#### Entrance Hall

Wood effect laminate flooring, ceiling light, picture rail, understairs storage cupboard, radiator. Doors to:

#### Bedroom Two 10'6 x 7'11

Wood effect laminate flooring, double glazed window to rear aspect with shutters, fitted wardrobes, ceiling light with fan.



#### Utility Room 6'9 x 3'1

Wood effect laminate flooring, single glazed window to rear aspect with storage space above, space for fridge freezer.

#### Bathroom 6'9 x 6'4

Wood effect laminate flooring, double glazed obscure window to side aspect, bath with shower over, wash hand basin with vanity storage beneath, WC, ceiling light, extractor, heated towel rail.

#### Externally

#### Rear Garden

Rear garden commencing with a decked area, external water tap, power socket and lighting including up lighting, artificial grass section to the immediate rear with further patio area leading to a gate which leads to a parking space.

#### Parking

One allocated parking space.

#### Lease Information

Lease: 925 years remaining  
Ground Rent: £13 Per Annum  
Service Charge: £0

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











## Offers Over £265,000 Leasehold

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