



37 Torquay Drive

37 Torquay Drive Leigh-on-Sea Essex SS9 1SD

Home Estate Agents are delighted to present this charming ground floor flat located on Torquay Drive in the desirable area of Leigh-On-Sea. This one-bedroom property boasts an abundance of character and offers a perfect blend of comfort and convenience.

Upon entering, you will find a large and bright lounge that serves as an inviting space for relaxation and entertainment. The spacious bedroom features a fitted wardrobe, providing ample storage for your belongings. The modern kitchen is equipped with fitted appliances, making it a joy to prepare meals. The contemporary bathroom adds a touch of elegance to the home.

One of the standout features of this flat is the private rear garden, a rare find in Leigh, allowing you to enjoy outdoor space in the comfort of your own home. Additionally, the



property has its own entrance, eliminating the need for a communal hallway, which enhances your privacy.

Situated in an excellent location, this flat is just a short stroll from Leigh Broadway, where you can explore a variety of shops, cafes, and restaurants. It is also within the catchment area for Leigh North Street Primary School, making it an ideal choice for families. For those who commute, Leigh train station is within walking distance, providing easy access to nearby areas.

This property is offered with a share of the freehold, adding to its appeal. Whether you are a first-time buyer or looking to downsize, this delightful flat is sure to impress. Do not miss the opportunity to make this lovely home your own.



double glazed bay window to front aspect.

Kitchen 11'1 x 10'8

Tiled flooring, skirting, picture rail, spotlighting, double glazed window to rear aspect, column radiator, door to inner hallway. The kitchen is fitted to include range of base units with rolled edge worksurfaces and matching eye level wall mounted unit, tiled splashback, built in dishwasher, space for washing machine and fridge freezer, sink with drainer.

Bedroom 14'5 x 12'8

Wooden floorboards, skirting, column radiator, ceiling light, double glazed window to rear aspect, feature fireplace, fitted wardrobe.

Inner Hallway

Tiled flooring, skirting, cupboard housing Ideal Combi boiler, spotlighting, column radiator, door with obscure glass leading to the garden.

Bathroom 6'7 x 5'6

Tiled flooring and walls, spotlighting, double glazed obscure window to side and rear aspect, WC, wash hand basin, panelled bath with shower attachment, extractor, heated towel rail.



Accommodation Comprises

The property commences with a tiled pathway leading to the private double glazed obscure stained glass entrance door leading into:

Entrance Hall

Wooden floorboards, skirting, column radiator, coved cornice, spotlighting and access to the storage cupboard. Doors to:

Lounge 17'9 x 14'8

Wooden floorboards, skirting, coved cornice, decorative ceiling, ceiling rose with light, feature fireplace, fitted alcove storage, column radiator and further traditional radiator,

Externally

Rear Garden

Rear garden commencing with patio area with the remainder being laid to lawn with shed (to remain), external lighting and water tap.

Lease Information

Lease 120 years remaining

Ground Rent: £0

Service Charge: £0

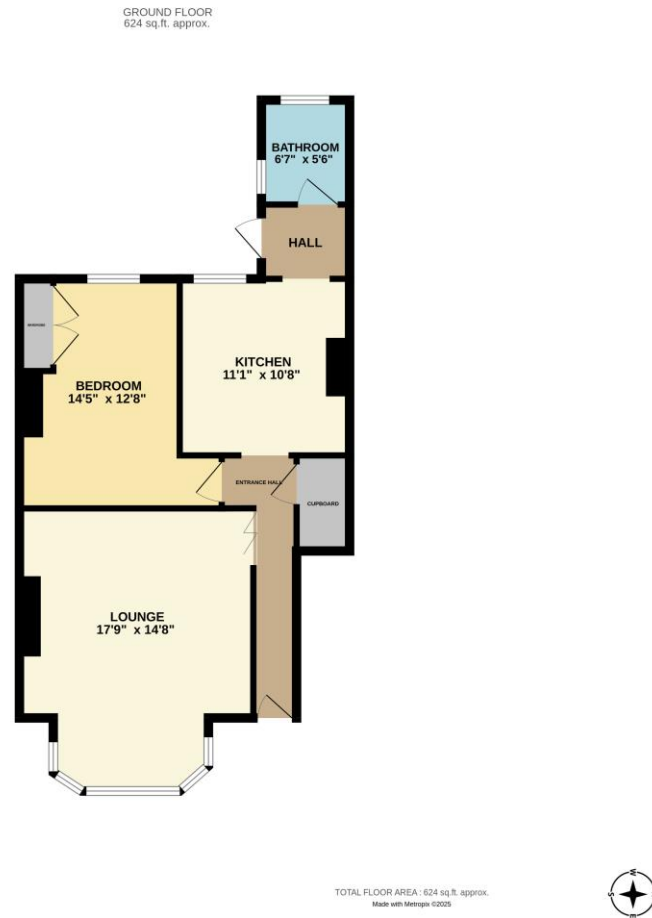
Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.











Price: £285,000 Leasehold - Share Of Freehold

HOME - The Estate Agent of Leigh
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