

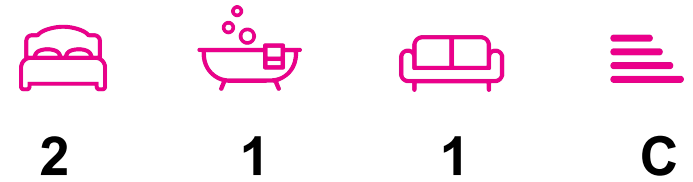
home.

PER CALENDAR MONTH

**£1,350**

Flat 2, 26 Cliff Parade, Leigh-On-Sea

# Flat 2 26 Cliff Parade, Leigh-On-sea, Essex, SS9 1BB



Home Estate Agents are privileged to offer for rental this two bedroom first floor apartment situated in this superb location enjoying a bright and spectacular south facing vista including sea views.

The accommodation comprises; lounge, kitchen, two bedrooms, bathroom and separate WC and off street parking.

This property is situated in one of Leigh on Seas most highly sought after select residential locations being very close to Leigh Broadway with its wide array of fashionable boutiques, restaurants, cafés & bars also within walking distance of mainline train stations which would make it ideal for commuters to London.



## Entrance

Steps rising to opaque glazed personal entrance door to:

## Split Level Landing

Two radiators, built in cupboard/storage, door to fire escape. Doors to:

## Lounge

17'0 x 15'5

Radiator, wall light points, coving cornice, double glazed sliding patio doors with a beautiful south facing aspect looking out over the gardens, estuary and out to sea beyond the Pier.

## Kitchen

17'3 x 6'9

Range of granite effect rolled edge worksurfaces with inset single drainer stainless steel sink and monobloc tap, white fronted base, drawer and cupboard units and matching eye level wall cabinets, integrated four ring electric hob with oven below and extractor above and space for domestic appliances, tiled splashbacks.

## Bedroom

12'4 x 10'10

Double glazed sliding patio doors enjoying a sunny, bright south facing aspect, radiator, built in mirror fronted sliding wardrobes to one wall.

## Bedroom

9'3 x 7'3

Stained glass Oriel bay window to the side with estuary river views, radiator, wall light points.

## Bathroom

Opaque stained glass window to side, modern white suite of panelled bath with mixer tap and shower attachment, pedestal wash hand basin, tiling to full wall height with vanity mirror, radiator, shaver point.

## Separate WC

Opaque stained glass window to side, modern white close coupled WC, part tiled walls.

## Externally

To the front of the property there is allocated parking space

## Agents Note

After the 01st February 2016 all applicants over the age of 18 years old will need to undergo "Right to rent" checks. We regret that we are unable to accept any applicant in receipt of any benefits. Please note that some properties may be advertised using images and details which were taken in the past and therefore a viewing is the always strongly recommended. After 01st June 2019, the tenancy deposit will be the equivalent of five weeks rent (subject to the monthly rental amount). The tenancy deposit is calculated at the monthly rental amount, multiplied by 12 (number of months in the year), divided by 52 (number of weeks in the year), multiplied by 5.









Per Calendar Month £1,350

HOME - The Estate Agent of Leigh  
The Old Bank, 26 Broadway, Leigh-on-Sea, Essex, SS9 1AW. Tel: 01702 480033

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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.