

23 Leighton Avenue



# 23 Leighton Avenue Leigh-on-Sea Essex SS9 1QB

Home Estate Agents are delighted to offer for sale this two bedroom ground floor apartment located in the heart of Leigh-On-Sea.

The accommodation comprises; private entrance door into hallway, open plan kitchen/lounge with doors opening onto a rear garden, two bedrooms and modern bathroom.

Externally the property offers a west facing rear garden and pretty frontage.

The property is served by gas central heating and offers replacement double glazing throughout.

Situated in Leighton Avenue in Leigh-on-Sea, this immaculate home is just a short stroll from all local amenities which includes nearby schools, park, seafront and mainline railway station which serves London Fenchurch Street for



commuters. Also within a short stroll is Leigh's fashionable Broadway and its array of bars, cafes, restaurants and popular boutiques.

With excellent internal condition, we strongly recommend viewing to avoid any disappointment



## Accommodation Comprises

The property is approached via tiled pathway leading to communal storm porch with tiled flooring and part tiled walls. Own private entrance door with double glazed obscure window into a further internal porch area with mat well, spotlighting. Wooden internal door with single glazed panel into:

## Entrance Hall

Herringbone style engineered wood flooring, spotlighting, two storage cupboards, radiator. Doors to:



### Open Plan Lounge/Kitchen

#### Lounge 13'9 x 12'

Herringbone style engineered wood flooring, ceiling light, coved cornice, feature fireplace, door to bedroom two, two radiators. Open to:

#### Kitchen 11'5 x 8'10

Continuation of Herringbone style engineered wood flooring, double glazed windows to rear and French doors leading to the rear garden, ceiling light. The kitchen is fitted to include a range of base units with stone effect worksurfaces with breakfast bar and matching eye level wall mounted units, integrated oven with four ring electric hob and extractor



over, inset sink with drainer, integrated dishwasher and  
fridge freezer, space for washing machine.

#### Bedroom One 15'4 x 13'9

Wood effect laminate flooring, double glazed bay window to front aspect, part panelled walls, coved cornice, ceiling light, radiator..

#### Bedroom Two 10'7 x 9'11

Wood effect laminate flooring, double glazed window to rear aspect, spotlighting, wall panelling, storage cupboard housing boiler, radiator.

#### Laundry Room 4'9 x 3'10

Wood effect laminate flooring, double glazed obscure window to the rear, spotlighting.

#### Bathroom 8'11 x 5'6

Tiled flooring, extractor fan, spotlighting, bath with Rainfall shower over and tiled surround, wash hand basin with vanity storage beneath, tiled splashback, WC, heated towel rail.

## Externally

### Rear Garden

West facing rear garden commencing with paved patio area with external wall lighting and water tap, large raised decking area, side access to the front of the property, storage shed (to remain).

### Lease Information

Share Of Freehold

Lease: 145 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

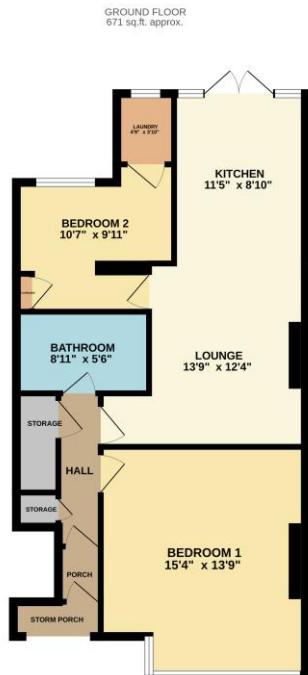












TOTAL FLOOR AREA: 671 sq.ft. approx.  
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**Price: £375,000 Share Of Freehold**

**HOME - The Estate Agent of Leigh**  
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