



* £260,000 - £280,000 * SHARE OF FREEHOLD * BEAUTIFULLY RENOVATED THROUGHOUT * GROUND FLOOR FLAT * ACCESSED VIA THE QUIET WOODCOTE ROAD ENTRANCE * This tastefully renovated ground floor flat sits within this characterful Art-Deco style building in a fantastic central Leigh location, walking distance from Leigh Road, the Broadway and Chalkwell Station and Park. The property has its' own side entrance used by only two flats and has been fully redecorated. The entrance hall has a large storage cupboard and the bay-fronted lounge-diner is surprisingly spacious. There are two well-proportioned and bright bedrooms, a recently renovated traditionally styled bathroom and a kitchen with modern units with ample storage space and all integrated appliances. There's a large communal garden with seating areas and a lawn and there are great schools nearby - an internal viewing is highly recommended to see the fantastic quality of refurbishment!

- Fully refurbished throughout
- Great school catchment
- Stylish Art Deco building
- Intergrated kitchen appliances
- Tastefully designed bathroom
- Quiet side road entrance for just 2 flats
- Central Leigh location
- Communal gardens
- Spacious lounge-diner
- Long lease of over 160 years remaining

London Road

Leigh-On-Sea

£260,000

Price Guide



London Road



Frontage

Garden wall, hedging for privacy, lawn area, gated pathway leading to original art-deco style front double doors.

Lounge-Diner

15'10 x 11'1

UPVC double glazed bay-fronted window, two radiators, skirting, coving, carpet.

Kitchen

11'5 x 6'10

UPVC double glazed window to rear aspect and side door for access to communal gardens. Dove grey shaker style kitchen units comprising; both wall mounted and base-level units, stainless steel sink and drainer with chrome mixer tap, tiled splashback, four ring burner induction hob with electric fan assisted oven, extractor hood, integrated dishwasher, integrated fridge-freezer, larder style cupboard, boiler cupboard, wood effect laminate worktops, radiator, skirting, wood effect lino flooring.

Entrance Hallway

Large storage cupboard, picture rail, radiator, skirting, carpet.

Master Bedroom

12'6 x 11'5

UPVC double glazed window to rear aspect, radiator, skirting, carpet.

Second Bedroom

11'2 x 7'10

UPVC double glazed window to front aspect, dado rail, radiator, skirting, carpet.

Bathroom

8'5 x 5'4

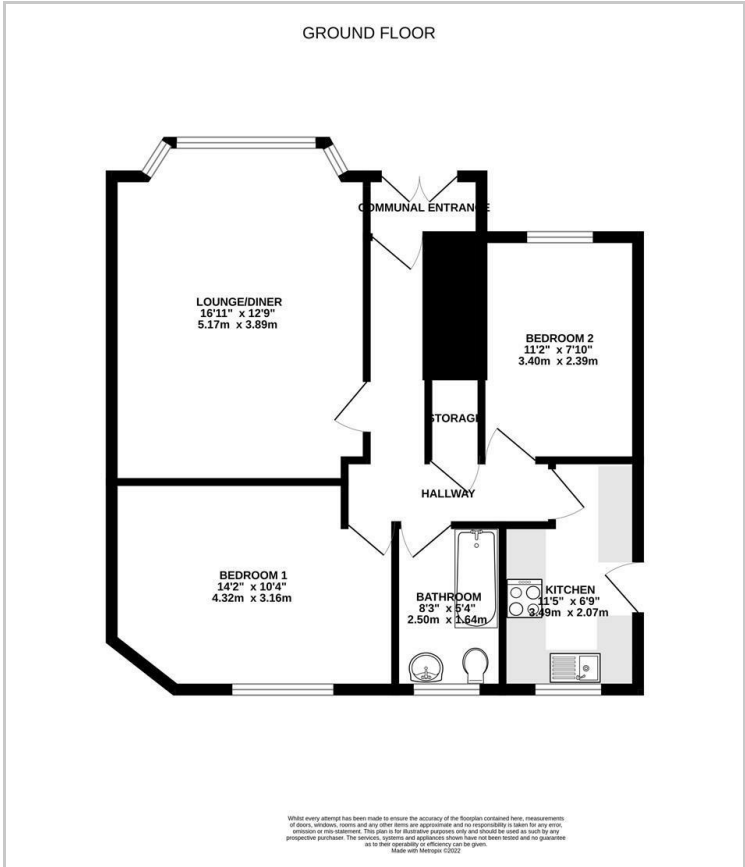
UPVC double glazed obscured window to rear aspect, metro tiled bath area with traditional style paneled bath and shower over, toilet, vanity unit with wash basin and traditional chrome taps, chrome towel radiator, dado rail, skirting, wood effect lino flooring.

Communal Gardens

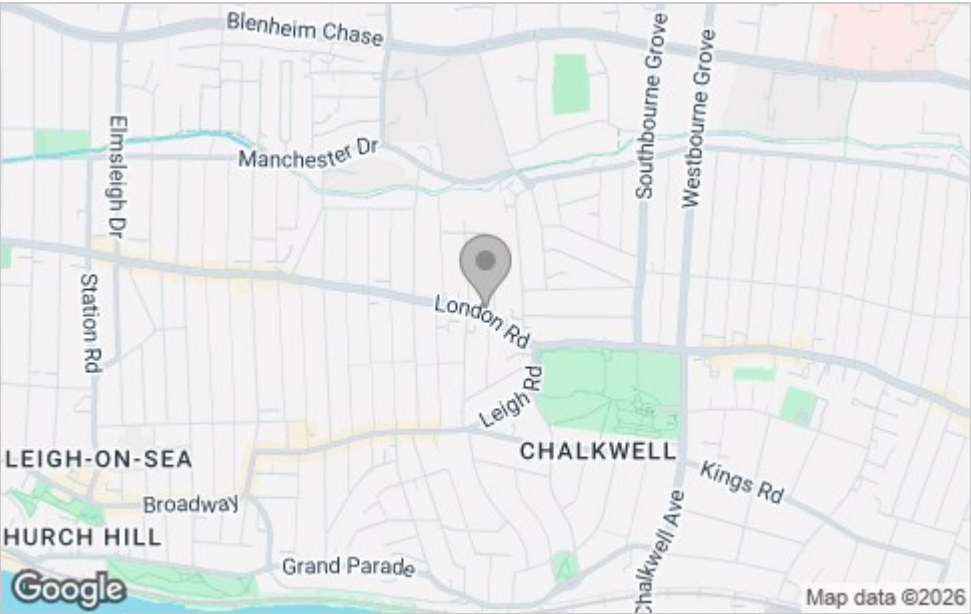
Hardstanding for seating area, large stretch of lawn, planting borders and side access.



Floor Plan



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

