



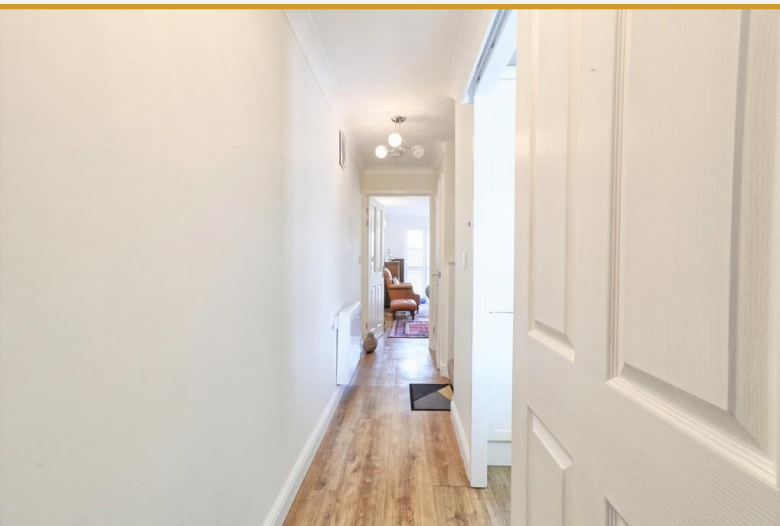
Brown & Brand



**Orchard Mead**  
Leigh-on-Sea, SS9 4LW

- Two bedroom semi detached house
- Modern fitted kitchen & shower room
- Close to Belfair's Woods and Blenheim Park
- Private rear garden with further Communal Gardens Behind

**Offers In Excess Of £300,000**







## Property Description

Located in this popular retirement complex and having under-gone many improvements by the current vendor is this two double bedroom semi-detached house. Accommodation offers entrance hallway, modern kitchen to front, ground floor WC, lounge/diner with French doors leading to private garden. At first floor there are two double bedrooms and a modern shower room. Resident parking as well as full use of the beautifully presented and well maintained communal grounds. The development is exclusively for men aged 65 and over and women aged 60 and over.





## ACCOMMODATION COMPRISES

Approached via double glazed entrance door giving access to:

### ENTRANCE HALLWAY

Laminate flooring. Electric heater. Smooth plastered ceiling with coving. Stairs to first floor.

### KITCHEN

7' 8" x 7' 4" (2.34m x 2.24m) The kitchen is beautifully fitted with shaker style units to eye and base level with work surfaces over. Incorporating sink unit with drainer. Tiled splash backs, integrated fridge and freezer, electric oven with four ring electric hob over and extractor fan above, integrated dishwasher and washing machine. Smooth plastered ceiling with inset spotlights and coving. Integrated Neff microwave, double glazed windows to front, fitted shutters and laminate flooring.

### GROUND FLOOR WC

Modern two piece suite comprising vanity sink unit with mixer tap, close coupled WC, partly tiled walls, laminate flooring, spotlights to ceiling.

### LOUNGE/DINER

16' 7" x 10' 9" (5.05m x 3.28m) Laminate flooring, smooth plastered ceiling with coving, under stairs storage cupboard, electric heater, double glazed French doors to rear, double glazed windows to rear, fitted shutters.

## FIRST FLOOR ACCOMODATION

### LANDING

Smooth plastered ceiling with coving, loft access, electric heater, airing cupboard.

### BEDROOM ONE

10' 9" x 9' 9" (3.28m x 2.97m) Double glazed window to rear, fitted shutters, electric heater, fitted carpet, smooth plastered ceiling with coving, fitted wardrobes.

### BEDROOM TWO

10' 10" x 7' 4" (3.3m x 2.24m) Double glazed window to front, fitted shutters, electric heaters. Fitted Carpet. Smooth plastered ceiling with coving.

### SHOWER ROOM

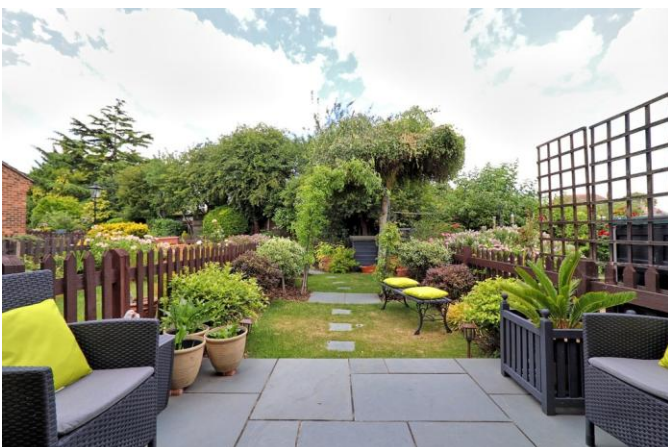
Three piece suite comprising shower cubicle, vanity sink unit with mixer tap, close coupled WC, tiled walls, tiled flooring, spotlights and coving to ceiling and heated towel rail.

### REAR GARDEN

The rear garden has been beautifully landscaped and has a slate patio area with remainder laid lawn, slate pathway, tree and shrub borders, two storage units and gated access to communal gardens.

### PARKING

Residents parking is on a first come first served basis







## COMMUNAL AREA

There are many communal outdoor areas to sit and relax. There is a communal laundry and meeting area. There is a warden on site for any emergencies.

## MATERIAL INFORMATION

Lease Remaining - 97 YEARS

Ground Rent - £104.21 half-yearly

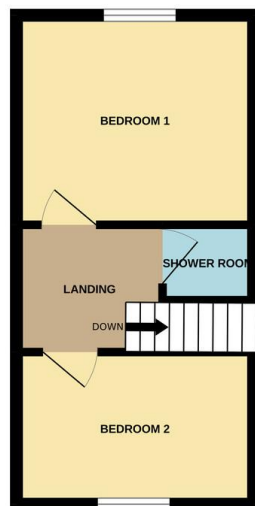
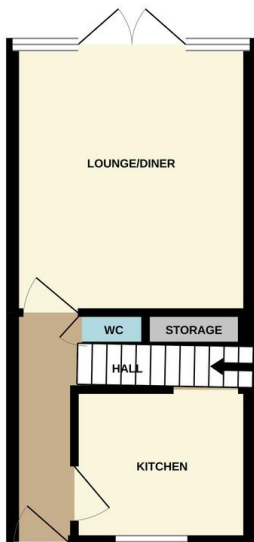
Annual Service Charge - £3,107.42 (Includes Building Insurance)

WOMEN OVER 60 AND MEN OVER 65



GROUND FLOOR  
248 sq.ft. (23.0 sq.m.) approx.

1ST FLOOR  
244 sq.ft. (22.6 sq.m.) approx.



TOTAL FLOOR AREA: 492 sq.ft. (45.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given.  
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## Energy performance certificate (EPC)

|                                                                   |                           |                                                                          |
|-------------------------------------------------------------------|---------------------------|--------------------------------------------------------------------------|
| 44 Orchard Mead<br>Eastwood Road North<br>LEIGH-ON-SEA<br>SS9 4LW | Energy rating<br><b>E</b> | Valid until: 4 July 2032<br>Certificate number: 2519-4152-6002-0203-0202 |
|-------------------------------------------------------------------|---------------------------|--------------------------------------------------------------------------|

|                  |                   |
|------------------|-------------------|
| Property type    | Mid-terrace house |
| Total floor area | 65 square metres  |

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

