



Laurel Close, Leigh-On-Sea
£280,000

home.

31 Laurel Close

Leigh-On-Sea

SS9 2EE



- Beautifully Positioned Two Bedroom First Floor Apartment
- No Onward Chain
- Fabulous Views Of The Estuary
- Large South Facing Lounge With Access To A Sunny Balcony
- Modern Fitted Shaker Style Kitchen
- Own Section Of Garden
- Perfectly Positioned For The Old Town
- Short Stroll To Broadway & Mainline Railway Station

Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033



Home Of Leigh are delighted to offer for sale this beautifully positioned two bedroom first floor apartment which offers fabulous views of the estuary and is being offered with no onward chain.

The property is accessed via its own private front door with stairs leading to the first floor with a large south facing lounge giving access to a sunny balcony, a modern fitted shaker style kitchen, two great size double bedrooms both with fitted wardrobes and a three piece bathroom suite.

The property also benefits from its own section of garden.

Located at the top of Laurel Close in the heart of Leigh On Sea, this wonderfully bright and airy apartment is perfectly positioned to take full advantage of the Old Town with its many pubs, restaurants and shops as well as being within a short stroll of the Broadway and mainline railway station giving direct access into London Fenchurch Street.





Accommodation Comprises

The property is approached via own private double glazed entrance door leading to:

Entrance Hall

Double glazed window to front aspect, wood laminate flooring, carpeted staircase leading upto:

First Floor Landing

Carpeted, built-in storage cupboard housing gas and electric meters, coved ceiling with access to loft space. Door leading through to:

Kitchen

14'1 x 10'6

A great size kitchen with two double glazed windows to rear aspect. The kitchen is fitted to include a stainless steel single drainer sink unit with mixer tap inset into a range of rolled edge worksurfaces with cupboards and drawers beneath, built-in oven and four ring gas hob with extractor hood above, further range of matching eye level wall mounted units, built-in fridge with separate freezer, appliance space and plumbing for washing machine, wood laminate flooring, wood panelled ceiling with inset spotlighting, radiator. Square archway leading through to:

Lounge

17'5 x 11'2

A fabulous south facing bright and airy room with double glazed windows to front aspect affording spectacular views of the Thames Estuary, carpeted, radiator, double glazed French doors to a small balcony. Door to:

Inner Hallway

6'1 x 4'4

Carpeted, built-in cupboard housing Gloworm boiler (n/t). Doors to:



Bedroom One

11'4 x 10'10

Double glazed window to front aspect with estuary views, carpeted, coved ceiling, built-in floor to ceiling double wardrobe/cupboard, radiator.

Bedroom Two

10'11 x 9'9

Double glazed window to rear aspect, carpeted, coved ceiling, built-in double wardrobe/cupboard, radiator.

Bathroom

6'3 x 5'6

Double glazed obscure window to rear aspect. White three piece suite comprising; panelled bath with mixer tap and separate shower attachment, low level WC, pedestal wash hand basin with mixer tap, fully tiled to surrounding walls, radiator.

Externally

Garden

The property benefits from its own section of south facing garden located to the front of the property which is mainly paved and tiered providing a wonderful space for outside dining and entertaining.

Lease Information

Lease: The vendor has advised that the lease is in the process of being extended to 173 years

Ground Rent: £50 Per Annum

Service Charge: £0

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



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Property Details

2 Bedrooms
1 Bathrooms
1 Reception Rooms
Flat

Approx. sq ft
EPC band:
Tenure: Leasehold
Council Tax Band: C

£280,000

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