bear
Estate Agents



* £170,000- £190,000 * NEW CARPET AND RECENTLY DECORATED THROUGHOUT * A spacious and impressive first floor apartment in a desirable Leigh-on-Sea Location. Situated on the popular Leighwood Avenue, this exceptionally large first floor apartment offers a fantastic combination of generous accommodation, practicality and convenience, making it an excellent choice for first-time buyers, downsizers or investors. Step inside and you are immediately greeted by a welcoming hallway leading to a bright and inviting living space, with plenty of natural light creating a warm and welcoming feel. The impressive proportions provide ample room to relax and entertain, while the overall layout offers a wonderfully comfortable place to call home. The generous double bedroom, positioned peacefully at the rear of the building, provides a quiet and restful sanctuary away from the main living areas, ideal for those seeking a little extra privacy. The standout feature of this property is undoubtedly the substantial kitchen lounge diner. This fantastic space combines the kitchen, dining and living areas to create a highly versatile hub of the home, offering plenty of room for everyday living as well as entertaining family and friends. With essential appliances included, the new owner can move in and enjoy the space with ease. Outside, the property continues to impress, with access to well-maintained communal gardens providing a pleasant place to sit, relax and enjoy the outdoors. The benefit of an allocated parking space is another major advantage, providing convenient off-road parking in this sought-after location. Financially, the property is equally appealing, boasting a healthy remaining lease and remarkably low running costs. This makes it an attractive proposition for buyers looking to keep monthly expenditure under control, without compromising on space or location.

- Large first floor flat
- Impressive Kitchen/Lounge/Diner
- Fully fitted kitchen with breakfast bar
- Loft access for extra storage
- Idyllic location giving easy access to A13 and A127
- One double bedroom
- Allocated parking to the rear
- Modern Three-Piece Bathroom Suite
- Long healthy lease with extremely low running costs
- Walking distance to Belfairs Estate and local amenities

Leighwood Avenue

Leigh-On-Sea

£170,000

Price Guide

1 1 1 C

Leighwood Avenue






Frontage
Front garden area, driveway to the rear leading to the car park with allocated parking for one vehicle, communal garden area, door to:

Communal Entrance Hallway
Stairs rising to the first floor giving access to:

'L' Shaped Hallway
Fuse board, two pendant lights, loft hatch (fully boarded and insulated), double cupboard housing a new water cylinder, wall hung electric radiator, carpet, access to;

Bathroom
6'9" x 5'5"
Smooth ceiling with inset spotlights, extractor fan, panelled bath with an electric shower over, pedestal wash basin, low-level WC, part tiled walls, tiled flooring.

Bedroom
12'5" x 9'9"
Pendant light, windows to the rear overlooking the car park, electric radiator, carpet.

Kitchen/Lounge/Diner
22'1" x 12'6"
Smooth ceiling with inset spotlights, windows to the rear overlooking the car park. Fully fitted kitchen comprising of; wall and base level units with a roll edge laminate worktop, stainless steel sink and drainer with a chrome mixer tap, integrated oven and grill, four-ring electric hob with an extractor fan above, washing machine, set of drawers, space for a fridge freezer, breakfast bar area, tiled splash backs, obscured window to the side, tiled flooring leading to the lounge area, electric radiator, carpet.

Agents Notes:

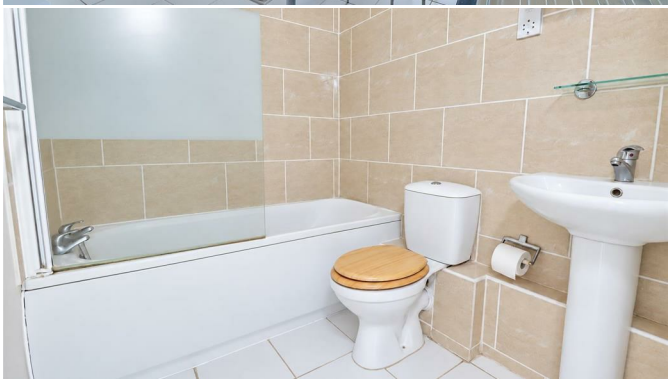
Council tax band: B
Brand new carpets throughout and recently decorated.



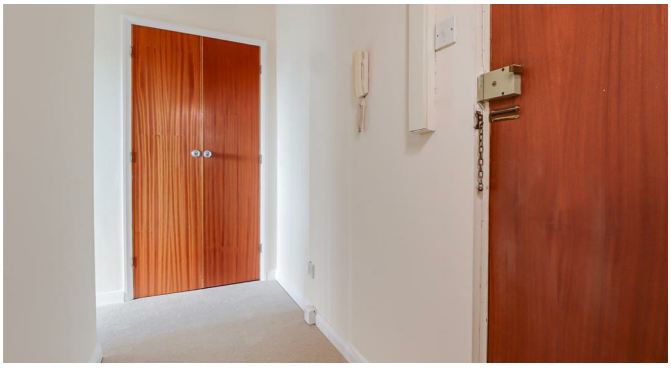




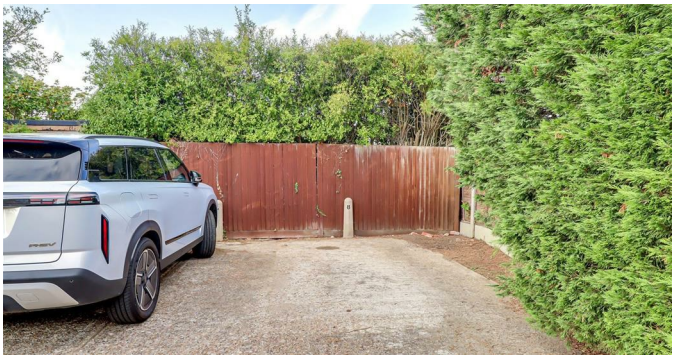





7

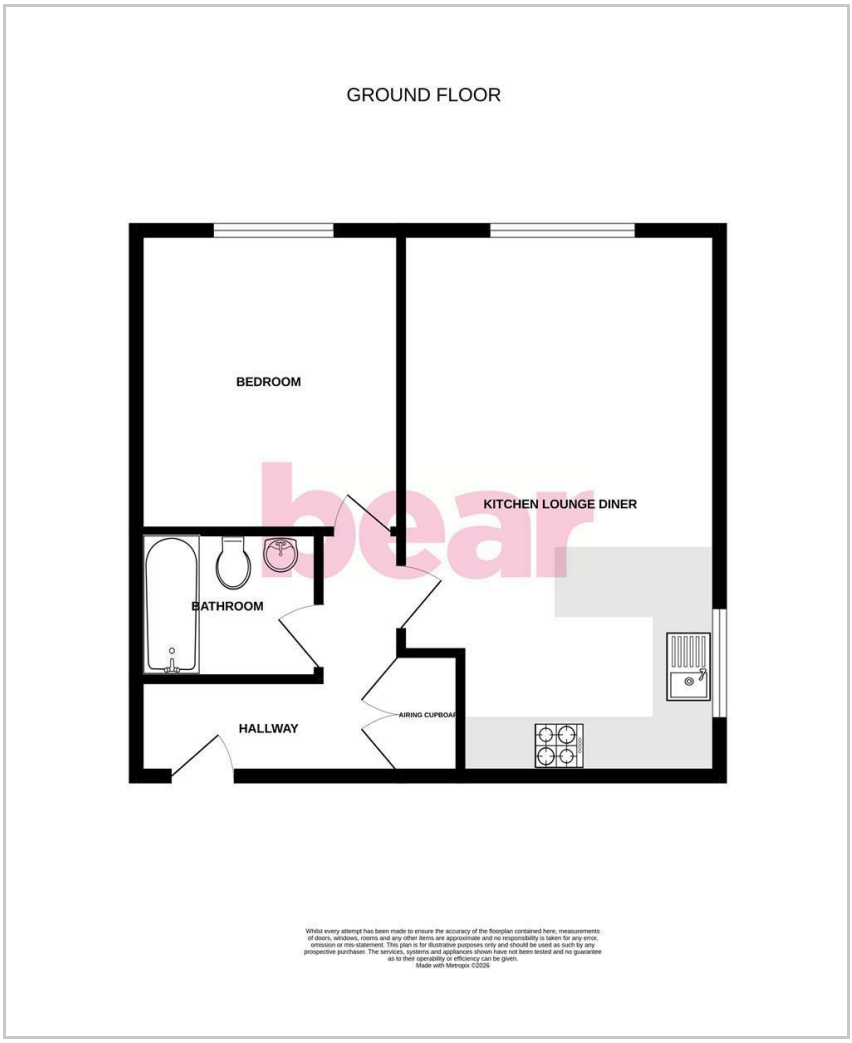




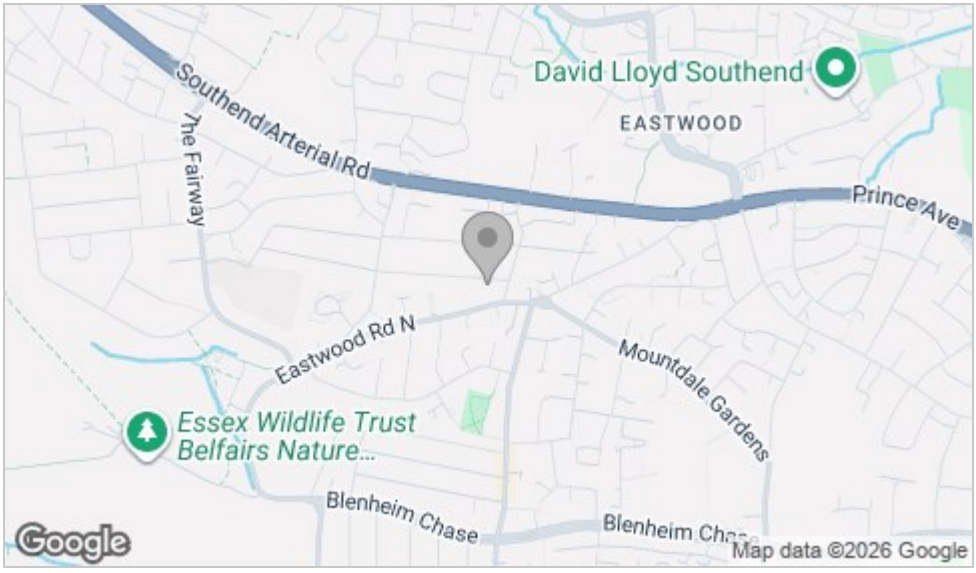




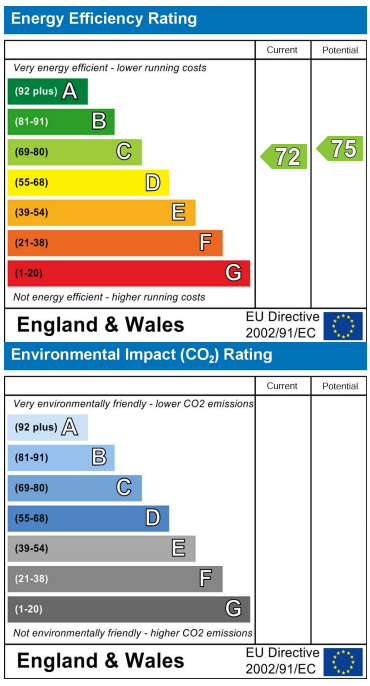
Floor Plan



Area Map



Energy Efficiency Graph



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 los@bearestateagents.co.uk http://www.bearestateagents.co.uk/