

# bear

*Estate Agents*



\* £210,000 - £230,000 \* ALLOCATED PARKING \* MOMENTS FROM CHALKWELL STATION \* GROUND FLOOR FLAT \* CENTRAL LEIGH LOCATION \* LONG LEASE \* A fantastic one bedroom ground-floor flat that benefits from a modern fitted kitchen, a three-piece bathroom and a spacious lounge-diner. There is a long lease as well as its own allocated parking space and beautiful communal gardens - this apartment has it all! Proudly positioned in the center of Leigh-on-Sea with the Broadway and Leigh Road's boutique shops, bars and eateries right on your doorstep. Convenient bus links are close-by and Chalkwell Train Station is a five-minute walk away, offering direct access to London on the C2C line, which is perfect for commuters. Also within the area is Old Leigh, Chalkwell Park and Chalkwell Beach. The location of this property is a dream for first-time buyers, downsizers and investors.

- One allocated parking space
- Moments from Leigh Broadway
- Modern fitted kitchen
- Seafront very nearby
- Great central Leigh-on-Sea location
- Minutes walk from Chalkwell Station for commuters
- South of Leigh Road
- Communal garden
- Bus links and amenities on the doorstep
- Long lease remaining

## Leigh Road

Leigh-On-Sea

**£210,000**

Price Guide



# Leigh Road



## **Allocated Parking/Frontage**

One allocated parking space on a hardstanding driveway, access to communal garden, door/phone entry system to communal hallway.

## **Communal Hallway**

Private entrance door leading to:

## **Private Entrance Hall**

Storage cupboard with water tank, electric heater, coving, skirting, carpet and doors to all rooms.

## **Lounge-Diner**

4.57×3.05

UPVC double glazed window to rear aspect overlooking south-facing garden, coving, electric heater, skirting, carpet (room provides enough space for lounge and dining areas).

## **Kitchen**

3.07×2.00

Modern gloss kitchen units both wall-mounted and base level comprising; four ring burner induction hob with stainless steel extractor over and an integrated oven, washing machine to remain, fridge/freezer to remain, stainless steel sink and drainer with chrome mixer tap, laminate worktops with tiled splashback, spotlighting, coving, skirting and wood effect laminate flooring.

## **Double Bedroom**

4.27×3.27

UPVC double glazed oriel window to front aspect, recess perfect for wardrobe space, electric heater, coving, skirting and carpet.

## **Three-Piece Bathroom**

2.85×1.84

Obscured UPVC double glazed window to front aspect, bath with shower attachment, pedestal wash basin with chrome taps and a wall-mounted mirrored cupboard, low-level w/c, chrome towel radiator, coving, partial wall tiling, skirting and wood effect laminate flooring.

## **South-Facing Communal Garden**

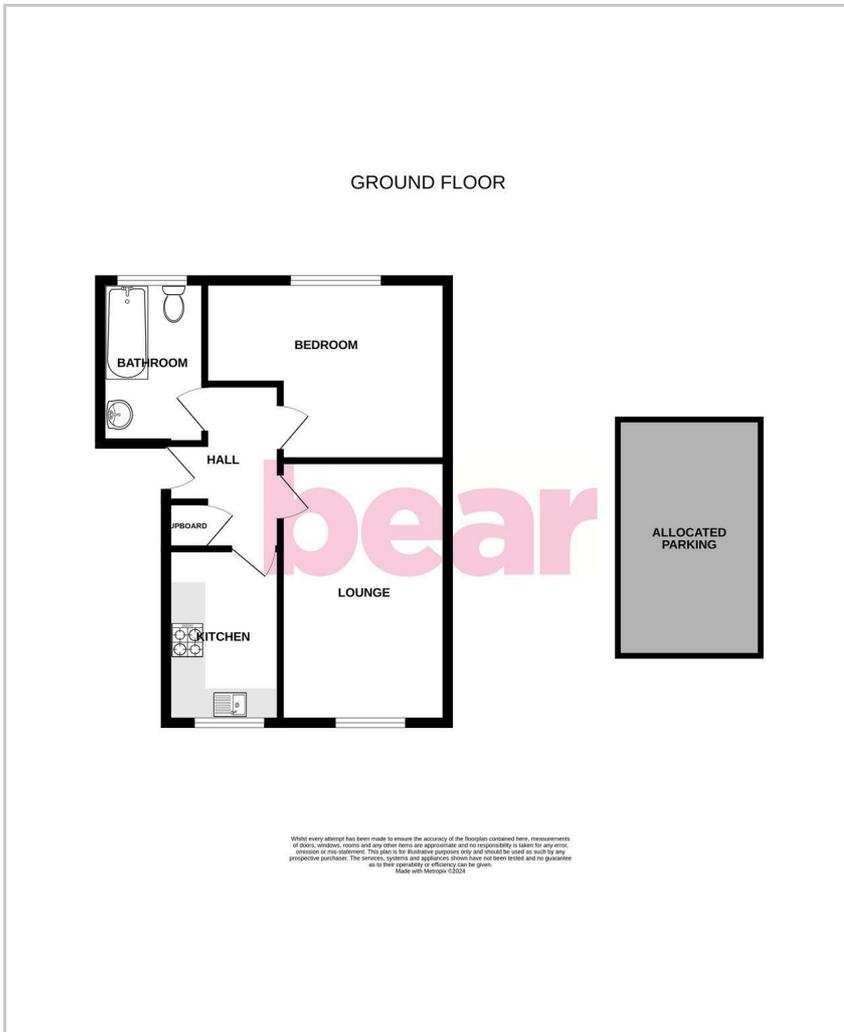
Mostly laid to lawn with a brick garden wall and planting.

## **Agents Notes:**

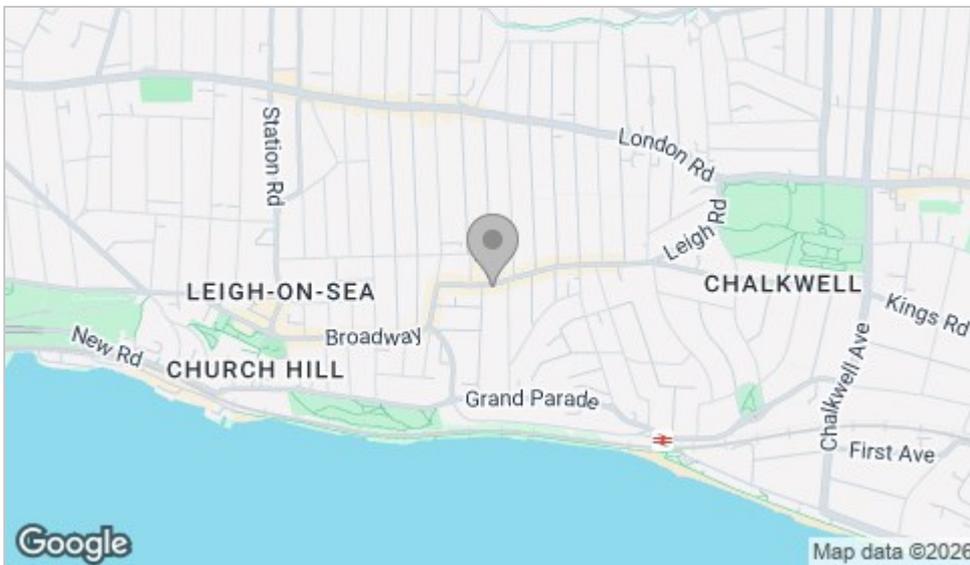
Council tax band: B



# 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

