

**HS HAIR & SON**

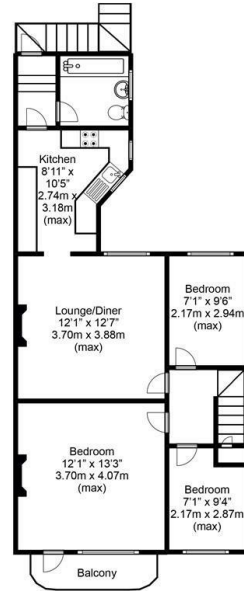


## London Road , Leigh-on-Sea SS9 2SY

- FIRST FLOOR FLAT
- PRIVATE REAR GARDEN WITH DIRECT ACCESS
- MODERN KITCHEN AND BOILER
- PARKING TO THE REAR
- CONTEMPORARY BATHROOM
- THREE BEDROOMS
- LOUNGE/DINER
- LONG LEASE
- FANTASTIC LEIGH-ON-SEA LOCATION
- OWN FRONT DOOR ACCESS

**Guide Price £290,000 Leasehold**

Local Authority **Southend on Sea Borough Council**  
Council Tax Band **B**  
EPC Rating **D**



Approx. total  
floor area  
624 SQ.FT.  
58.00 SQ.M.



Disclaimer  
This plan is for illustrative purposes only and no responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings are not represented in their actual location in relation to the property. No guarantee is given to any measurements including total areas. Compass point and measurements should be considered inaccurate and checked. Buyers are strongly advised to take their own measurements and compass bearing.  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

