



## GLENDALE GARDENS

LEIGH-ON-SEA, SS9 2AS

**GUIDE PRICE £300,000**

**LEASEHOLD - SHARE OF  
FREEHOLD**

\* £300,000 - £325,000 \* SHARE OF FREEHOLD \* NO ONWARD CHAIN \* THREE BEDROOM  
MAISONETTE POSITIONED ON THE DOORSTEP OF LEIGH BROADWAY AND WITHIN EASY REACH  
OF TRAVEL LINKS INTO CENTRAL LONDON. BOASTING SPACIOUS AND BEAUTIFULLY PRESENTED  
ACCOMMODATION.

**RP & C.**  
RICKY, PLANT & CHEN-PORTER

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- Spacious three bedroom maisonette
- Offered to the market with no onward chain
- Sold with a share of freehold
- Fantastic location on the doorstep of Leigh Broadway
- Private entrance
- Spacious bay-fronted open plan living space
- 12' feature bathroom with circular stained glass lead light windows
- Within easy reach of travel links into Central London
- Incredible first time purchase
- Large 13' master bedroom



This sizable and well-presented three-bedroom maisonette is arranged over two generous floors and occupies a highly desirable position in Leigh-on-Sea, just moments from the vibrant Leigh Broadway and within easy reach of excellent transport links into central London.

Offered to the market with no onward chain and a share of the freehold, the property benefits from its own private entrance, which leads via a staircase to a bright and spacious bay-fronted lounge / kitchen area – perfect for both relaxing and entertaining. The first floor further impresses with a truly striking 12-foot family bathroom, featuring unique circular stained-glass windows, a generously sized 13-foot double bedroom, and a convenient utility area.

A further staircase leads to the top floor, where you will find two additional well-proportioned rooms, offering flexible accommodation for family, guests, or a home office.

Presented in good condition throughout, this charming maisonette combines character, space, and an unbeatable location — making it an ideal home or investment opportunity.

**Three bedroom maisonette**

**Private entrance**

**Stairs to first floor**

**Open-plan lounge/kitchen**

**Principle bedroom**

**Utility area**

**Grand family bathroom**

**Stairs to first floor**

**Bedroom**

**Bedroom**



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### ADDITIONAL INFORMATION

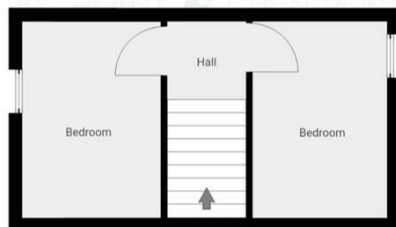
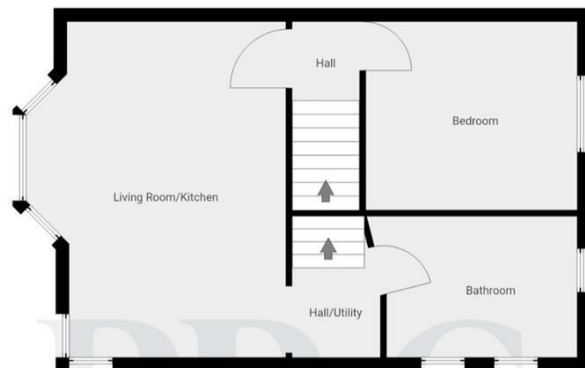
**Local Authority** – Southend

**Council Tax** – Band B

**Viewings** – By Appointment Only

**Floor Area** – sq ft

**Tenure** – Leasehold - Share of Freehold



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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 58                      | 62        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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