

# bear

*Estate Agents*



\* £250,000 - £270,000 \* Located in the heart of Leigh-on-Sea, this spacious three-bedroom flat on Rectory Grove offers a perfect property for first-time buyers, investors, and families alike. The property boasts a generous reception room that provides a welcoming space for relaxation and entertainment.

One of the standout qualities of this property is its prime location. Situated in the bustling centre of Leigh-on-Sea Broadway, residents will find themselves just a stone's throw away from a variety of local amenities, including shops, cafes, and restaurants. Additionally, the charming Old Leigh, with its picturesque waterfront and historic charm, is within walking distance, making it easy to enjoy leisurely strolls by the sea.

The flat features three well-proportioned bedrooms, ensuring ample space for family living or guests. The bathroom is thoughtfully designed to cater to everyday needs.

For those who commute, the nearby train station offers excellent transport links, ensuring that both London and the surrounding areas are easily accessible.

This flat presents an excellent opportunity for anyone seeking a family-sized accommodation in a vibrant community. With its spacious layout and prime location, it is sure to appeal to a wide range of potential buyers. Don't miss the chance to make this delightful flat your new home.

- Spacious three-bedroom flat set within the highly sought-after Leigh-on-Sea location
- Light-filled accommodation throughout with a neutral and modern finish
- Ideal first-time purchase or investment opportunity in a prime coastal town
- Walking distance to Leigh train station, and Old Leigh
- Three well appointed double bedrooms
- Sold with no onward chain
- Close to highly regarded local schools and amenities

## Rectory Grove

Leigh-on-Sea

**£250,000**

Price Guide



# Rectory Grove



## Entrance Hallway

Communal entrance with stairs up to the second floor; Smooth ceiling with pendant lights, double-glazed windows to the side aspect, picture rails, dado rail, carpeted floor. Access to all living accommodation.

## Bedroom One

13'8" x 11'3"

Smooth ceiling, double glazed windows to front, electric wall mounted heater, carpet laid to floor.

## Lounge

13'3" x 11'3"

Double glazed windows to front, electric wall mounted heater, smooth ceiling, carpet laid to floor.

## Bedroom Two

11'8" x 11'3"

Smooth ceiling, double glazed window to front, electric wall mounted heater, carpet laid to floor.

## Bedroom Three

11'3" x 10'4"

Double glazed windows to front, smooth ceiling, electric wall mounted heater, carpet laid to floor.

## Kitchen

10'9" x 9'3"

Smooth ceiling with feature spotlights, double-glazed window to the side aspect, obscured double-glazed door to the rear aspect leading to a fire escape, and communal rooftop terrace. The kitchen comprises wall and base level units, laminated roll-edge worktop, 1.5x sink with

draining board with chrome mixer tap, space for a 70/30 fridge-freezer, integrated washing machine and oven, tile effect lino flooring.

## Bathroom

5'4" x 6'2"

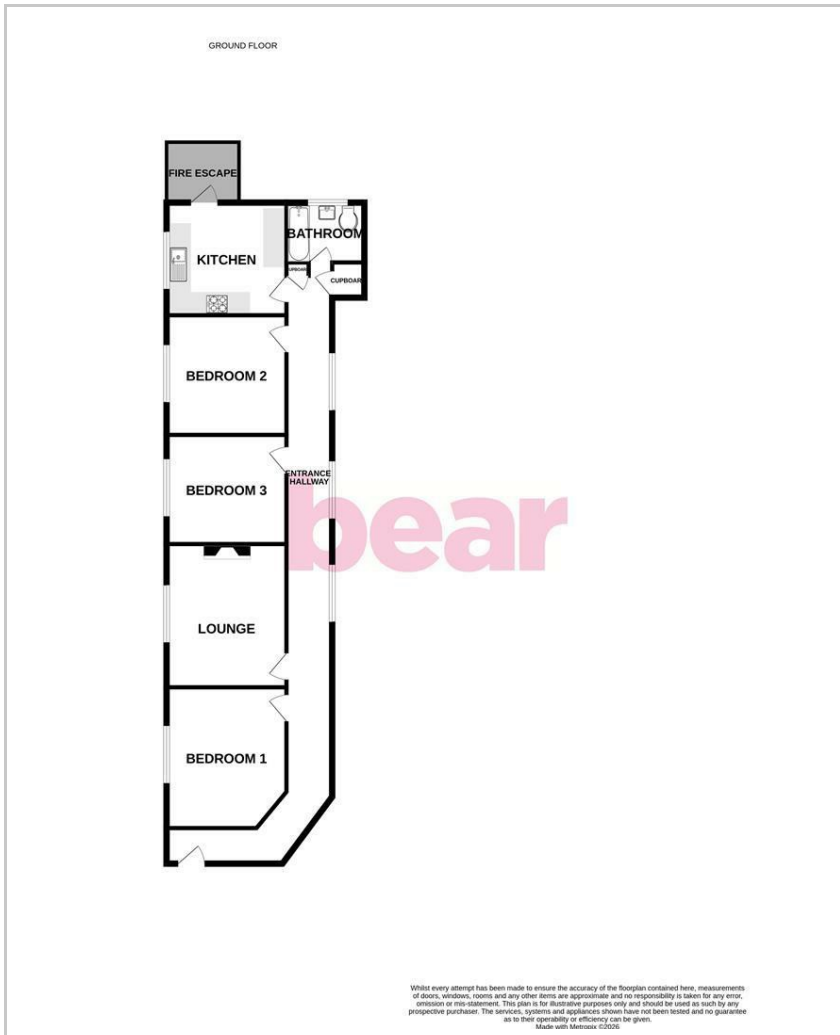
Smooth ceiling, double-glazed window to the rear aspect allowing natural light, panelled bath with glass shower screen and textured feature wall, wall-mounted sink with vanity unit beneath and chrome mixer tap, low-level WC, partially tiled walls with white subway tiling, tiled flooring.

## Agents Notes:

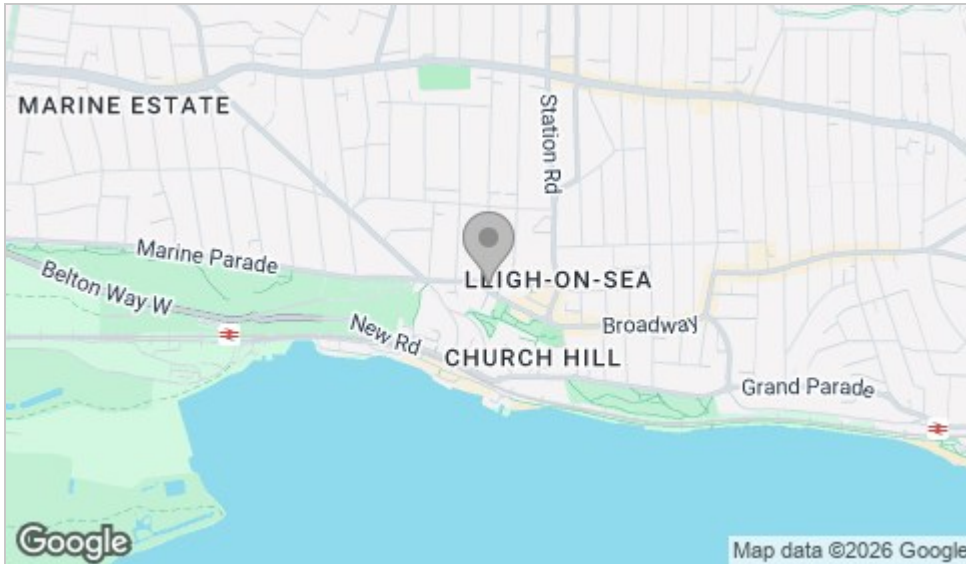
Council tax band: A



# 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

