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Estate Agents

* £400,000- £440,000 * Sitting on London Road in the charming seaside town of Leigh-on-Sea, this exquisite two-bedroom split-level apartment offers a perfect blend of modern living and comfort. Spanning the first and second floors, the property boasts a spacious reception room that serves as an inviting space for relaxation and entertainment. The heart of the home is undoubtedly the expansive kitchen family room, which features built-in media walls and convenient understairs storage cupboards. This area is designed for both functionality and style, showcasing a stunning fully fitted shaker-style kitchen complete with integrated appliances and a delightful breakfast bar, ideal for casual dining or morning coffee. The apartment comprises two well-proportioned bedrooms, providing ample space for rest and personalisation. The top-floor bathroom is a true highlight, featuring his and her sinks for added convenience, while a separate WC on the ground floor enhances practicality for guests and family alike. Residents will appreciate the proximity to Leigh Broadway, where a variety of shops, cafes, and restaurants await. Additionally, the beautiful Belfairs Wood and Golf Course is just a stone's throw away, offering opportunities for outdoor activities and leisurely strolls. This property is perfect for those seeking a stylish and comfortable home in a vibrant community. With its modern amenities and prime location, this flat is a wonderful opportunity not to be missed.

- First and second floor split level apartment
- Two double bedrooms, one of which offers an inset balcony area
- Huge kitchen family room with built-in media walls and understairs storage cupboards
- Stunning fully fitted shaker style kitchen with integrated appliances and a breakfast bar
- Top floor bathroom with his and her sinks and ground floor separate WC
- Allocated parking
- Conveniently located just a short walk from Leigh Station and Old Town
- Leigh Broadway and Belfairs Wood and Golf Course close by
- Doorstep to London Road amenities
- No Onwards Chain

London Road

Leigh-on-Sea

£400,000

Price Guide

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London Road

Frontage
Resin path to communal entrance hallway passing through to the outside area to the rear of the building, up the stairs to the communal first floor landing area giving access to:

Entrance Hallway
8'7" x 9'0"
Smooth ceiling with inset spotlights, solid wood entrance door to the side, entry phone system, wooden staircase with a center carpet and glass balustrades rising to the first floor, wall-hung three-column black radiator, airing cupboard housing a all moumntes vaillant Echo Tech plus boiler and the fuse board, Herringbone vinyl flooring, door to:

Downstairs WC
6'0" x 3'6"
Smooth ceiling with inset spotlights, extractor fan, obscured double-glazed window to the side, wall-hung vanity unit wash basin, low-level WC, wall-hung black heated towel rail, Herringbone vinyl flooring.

Kitchen Family Room
26'8" x 18'1" > 9'1"
Kitchen Area
Smooth ceiling with inset spotlights, double-glazed windows to the rear. Modern shaker style kitchen comprising of; wall and base level units with a quartz worktop and upstands, floor to ceiling units housing the integrated oven and the fridge freezer, integrated washing machine, integrated dishwasher, pan drawers, breakfast bar area with two pendant lights, integrated four-ring electric hob with an extraction hole built in, quartz splashback, integrated wine cooler, 1.5 inset sink with draining grooves and a black mixer tap, Herringbone vinyl flooring.

Lounge-Diner Area
Smooth ceiling with inset spotlights and a pendant light, built-in media wall with quartz shelves, inset TV area, glass box electric fireplace, acoustic wooden slatted feature walls either side with modern wall lights, large understairs storage cupboard, two three-column radiators, double-glazed box bay windows to the front, Herringbone vinyl flooring.

Top Floor Landing
16'4" x 6'4"
Smooth ceiling with inset spotlights, sensor light operating the skirting strip lighting, storage cupboard, wall-hung black three-column radiator, glass balustrade, door to:

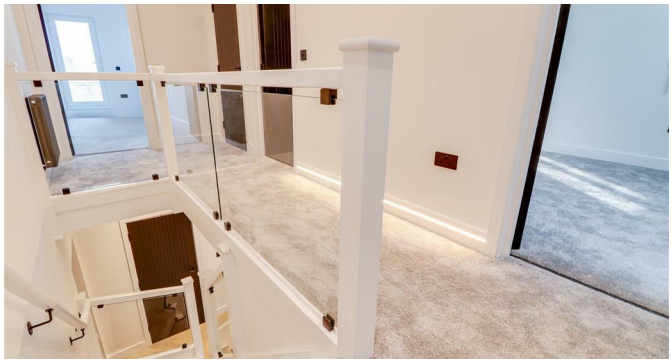
Bedroom One
17'3" > 10'4" x 12'9"
Smooth ceiling with inset spotlights, two double-glazed Velux windows to the front, double-glazed windows to the front giving sea glimpses, two black wall-hung three-column radiators, two modern wall lights, access to eaves storage, new carpet.

Bedroom Two
12'9" x 9'8"
Smooth ceiling with a pendant light, obscured double-glazed windows to the side, double-glazed window to the rear, wall-hung black three-column radiator, new carpet, UPVC double glazed door to the rear leading out to:

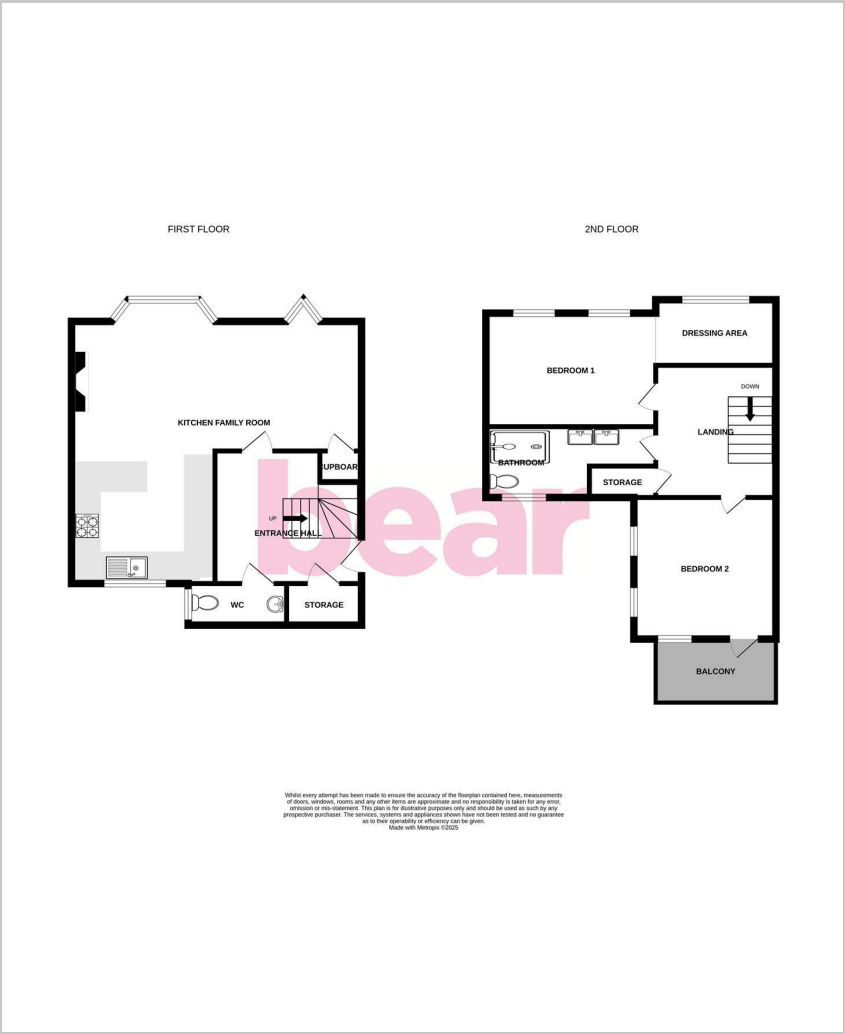
Balcony
6'9" x 4'6"
Glass balustrade, fibre glass flooring, outside wall light, outside socket.

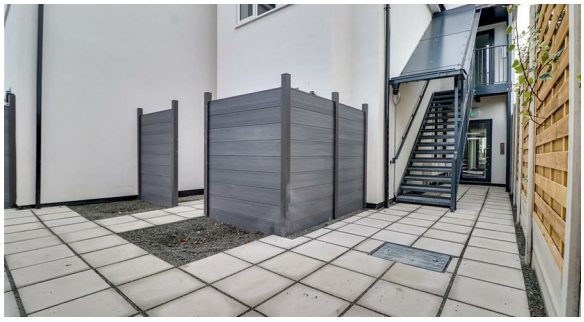
Bathroom
10'0" x 6'7" > 5'0"
Smooth ceiling with inset spotlights, extractor fan, sensor light for the inset shelf and ground-level strip light, obscured double-glazed window to the rear, his and hers wall-hung vanity units wash basin, wall-hung WC, double walk-in shower with a drencher head and a shower hose, fully tiled walls, tiled flooring.

Agents Notes:
Council tax band: C
Images include CGI furniture to help illustrate how the space could be used and furnished.

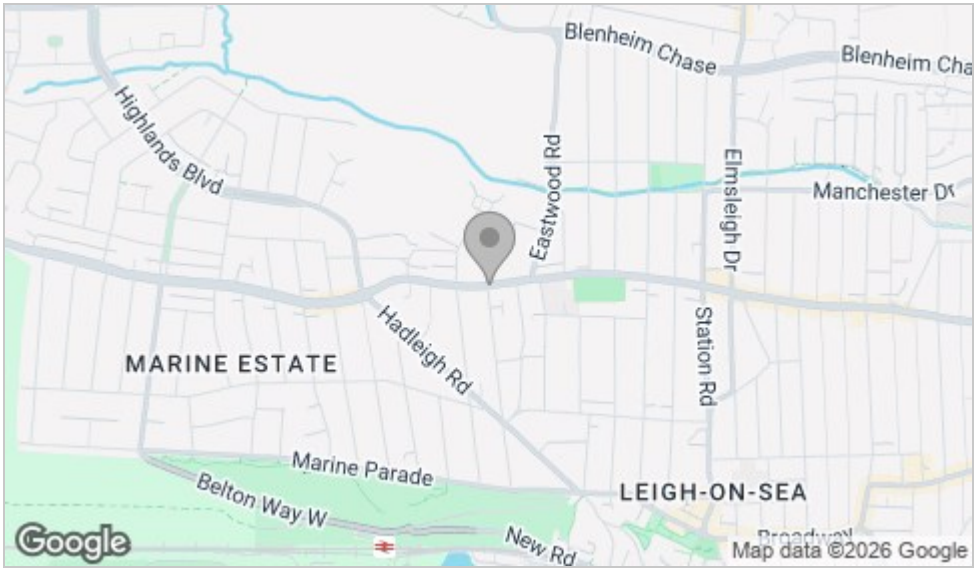


Floor Plan

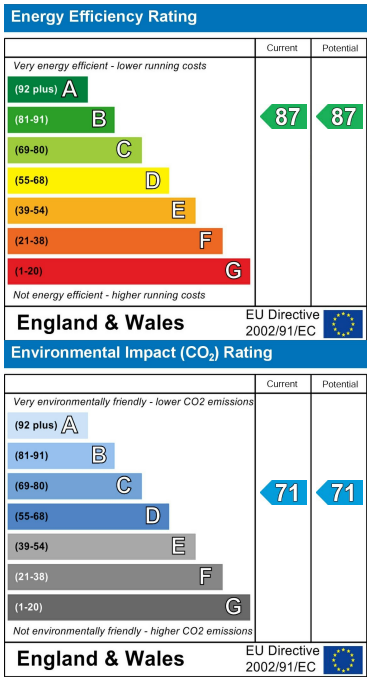




Area Map



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.

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

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