



\*FREEHOLD \* BEING SOLD NO ONWARD CHAIN \* GARAGE \*  
Positioned on London Road in the ever-popular seaside town of Leigh-on-Sea, this attractive first-floor flat offers comfortable living in a highly convenient setting. With two spacious double bedrooms, it's well-suited to couples, small families, or those looking for a coastal base. The property features a bright and airy lounge diner that is a generous size and that boasts a South facing balcony creating a sociable and practical living space ideal for both day-to-day use and entertaining. There is a fully fitted kitchen with a south facing window offering views towards the estuary and a well-sized white bathroom suite completes the interior, offering both comfort and functionality. Ideally located, the flat is within walking distance of Leigh Station, making it perfect for commuters. The vibrant Broadway and the characterful Old Town are also just a short stroll away, offering a variety of shops, cafés, and restaurants. With its appealing layout and prime location, this property presents a great opportunity to enjoy coastal living with excellent local amenities close at hand.

- Share of freehold first-floor flat sold with no onward chain
- Huge lounge/diner
- Generously sized bathroom suite
- South facing balcony off the lounge/diner
- Walking distance to Leigh Station, Broadway and Old Town
- Garage
- Modern fully fitted kitchen
- Two double bedrooms
- Doorstep to London Road amenities including Tesco Extra
- Belfairs Woods and Golf Course close by

## London Road

Leigh-On-Sea

**£260,000**

Offers In The Region Of



# London Road



## Exterior

Communal gardens, access to the garage, entrance to the communal hallway is located via Quorn Gardens.

## Communal Hallway

Stairs rising to:

## Entrance Hallway

24'8" x 5'1" > 2'10"

Storage cupboard, radiator, laminate flooring, door to:

## Kitchen

11'10" > 6'7" x 8'10"

Double-glazed windows to the rear. Kitchen comprising of; wall and base level units with a roll edge laminate worktop, inset sink and drainer, breakfast bar, integrated oven and grill with a four-ring gas hob and an extractor fan above, space for a washing machine, space for a fridge freezer, set of drawers, splashbacks, radiator, tiled flooring.

## Bathroom

11'4" max x 5'9"

Obscured double-glazed windows to the front, panelled bath with an electric shower over, pedestal wash basin, low-level WC, storage cupboards, fully tiled walls, lino flooring.

## Bedroom One

11'3" x 10'11"

Pendant light, double-glazed windows to the front, wall-mounted Baxi boiler, radiator, carpet.

## Bedroom Two

11'5" x 8'9"

Pendant light, double-glazed windows to the front, radiator, carpet.

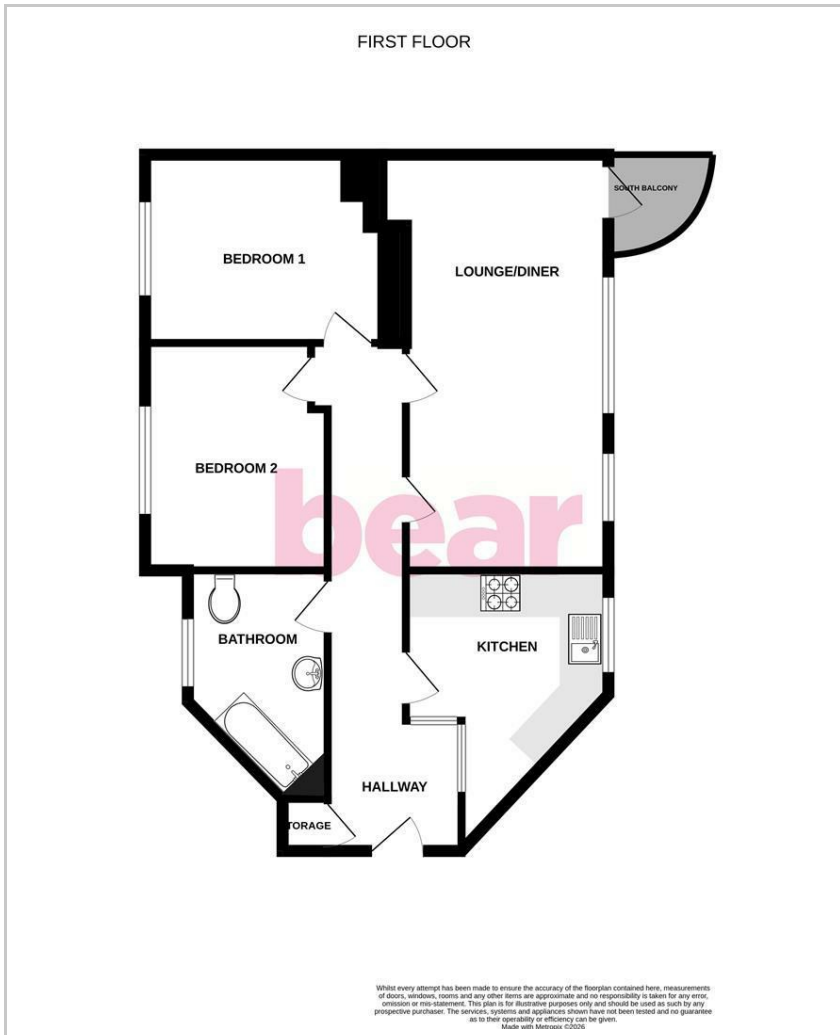
## Lounge/Diner

23'3" x 11'10"

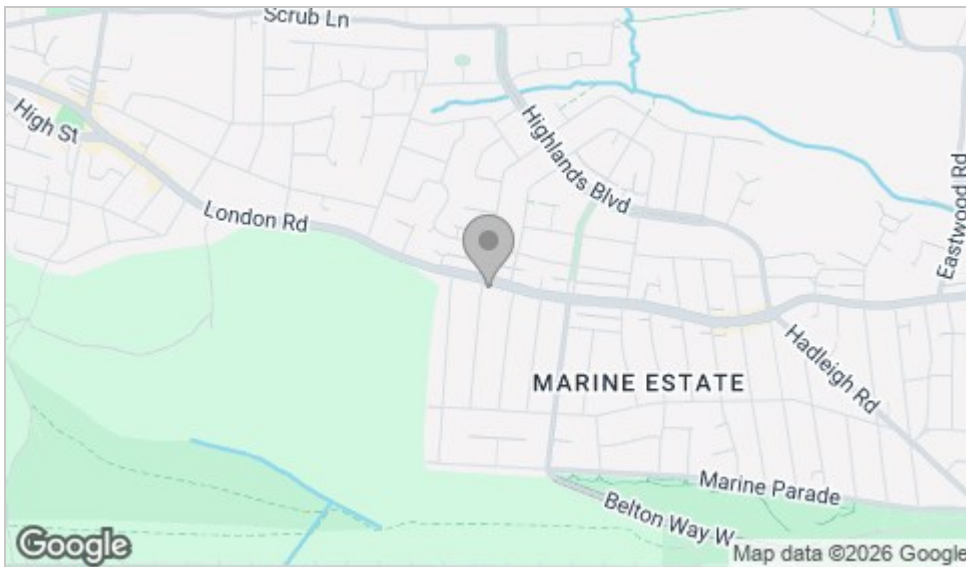
Smooth coved ceiling with two pendant lights, double-glazed windows to the rear, UPVC double-glazed door to the rear giving access to the South-facing balcony, radiator, carpet.



# 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

