



NICKOLDS
Property Specialists



30 Dawlish Drive, Leigh-On-Sea, SS9 1QX

Guide price £300,000

- Share Of Freehold - Beautifully Decorated Two Bedroom First-Floor Flat
- Bright, Airy and Spacious Lounge With Beautiful Bay Window and Neutral Decor
- Ideal First-Time Buyers Purchase - Commuting to London
- Modern Interior With Beautiful, Parquet Flooring Throughout - Move Straight In
- A Blank Canvas Within Walking Distance to The Beach
- Perfect Investment Option, With Great Rental Opportunity
- Sought after Leigh Broadway Location, Great Transport Links and Amenities
- Close to All Local Amenities, The Finest Bars, Restaurants and Boutique Shops at Your Fingertips

30 Dawlish Drive, Leigh-On-Sea SS9 1QX

****GUIDE PRICE £300,000 - £310,000****

Welcome to this charming flat located on tranquil, residential Dawlish Drive just minutes from the infamous Broadway, in the picturesque town of Leigh-On-Sea. This delightful property boasts two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable space to call home with the Broadway and station at their fingertips.

This beautiful, upper floor flat offers a practical layout that maximises the best use of the generous space on offer. The living area is, bright, airy, modern and inviting and provides a perfect setting for relaxation or entertaining guests. This flat really does not need any work done, its ready to go! The kitchen is on-trend, functional, well-equipped, and caters for all your culinary needs.

The bright, modern bathroom, ensures convenience and comfort for its residents. The property is situated in a desirable location, close to the Station, local amenities, parks, Leigh North School and the stunning coastline that Leigh-On-Sea is renowned for.



Council Tax Band: B



Lounge

16'2" x 12'5"

Kitchen

12'7" x 4'11"

Principle Bedroom

12'1" 9'1"

Bedroom 2

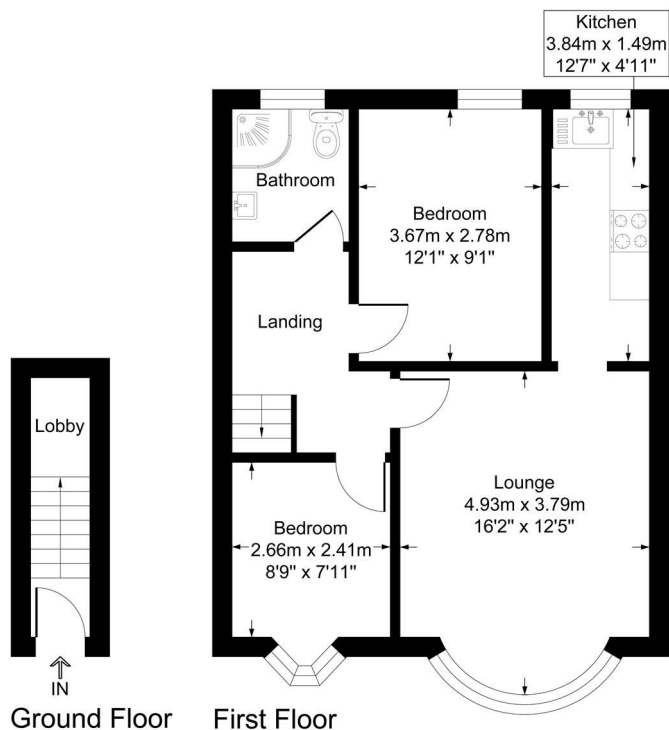
8'9" x 7'11"

Landing

Bathroom



NICKOLDS **Dawlish Drive**
Approximate Gross Internal Floor Area = 52.9 sq m / 570 sq ft



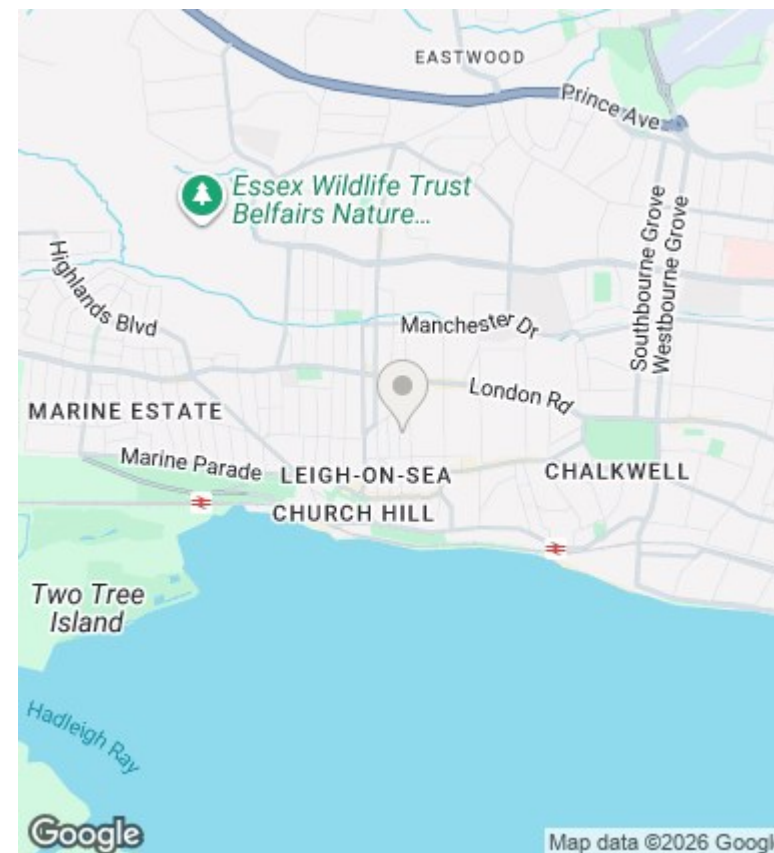
Directions

Viewings

Viewings by arrangement only. Call 01702 933 597 to make an appointment.

Council Tax Band

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC