

# bear

*Estate Agents*



\* £275,000- £300,000 \* LONG LEASE WITH LOW CHARGES \* BEING SOLD NO ONWARD CHAIN \* KEYS HELD FOR IMMEDIATE VIEWINGS \* Located in the charming area of Leigh-on-Sea, this delightful split-level top-floor flat on Queens Road offers a perfect blend of modern living and coastal convenience with outstanding sea views. The property features a spacious open-plan lounge, kitchen, and dining area, creating an inviting space for relaxation and entertaining. The modern fully fitted kitchen is equipped with contemporary appliances, making it a joy for any home cook. The flat boasts one generously sized double bedroom, providing a comfortable retreat at the end of the day. The well-appointed bathroom adds to the practicality of this lovely home. There is also a South backing communal rear garden to enjoy in the warmer months. One of the standout features of this property is its prime location, South of not only the London Road but also the Broadway. Just a short stroll away, you will find Chalkwell Station, offering excellent transport links for those commuting to London or exploring the surrounding areas. Additionally, the beautiful Leigh and Chalkwell beaches are within easy reach, perfect for leisurely walks or enjoying the seaside. This flat is an ideal choice for first-time buyers, professionals, or anyone seeking a tranquil coastal lifestyle without compromising on modern comforts. With its appealing features and convenient location, this property is sure to attract interest.

- Split level top floor flat
- Stunning panoramic sea views
- South facing communal rear garden
- Great-sized modern bathroom
- Short walk to Chalkwell Station and Leigh and Chalkwell Beach
- One double bedroom
- Open plan lounge kitchen diner
- Long lease with low charges
- Doorstep to Leigh Broadway and Leigh Road shopping facilities
- No Onward Chain - keys held for immediate viewings

## Queens Road

Leigh-On-Sea

**£275,000**

Guide Price



# Queens Road



## Frontage

Front garden area leading to:

## Communal Hallway

Carpeted stairs rising to the first-floor landing.

## First Floor Landing

access to own entrance hallway, solid wood entrance door to the front, lino flooring.

## Landing/Kitchen-Lounge-Diner

19'3" x 15'9" > 12'6"

Kitchen Area;

Comprises of; base-level units with a roll edge laminate worktop and a stainless steel sink and drainer with a chrome mixer tap, integrated oven and electric hob with an extractor fan above, tiled splash backs, space for a fridge freezer, set of drawers, vinyl flooring, two double radiators, double-glazed windows to the side giving brilliant sea views, double-glazed sash windows to the rear offering panoramic sea views including Southend's famous pier, loft hatch (useful storage area), door to:

## Bedroom

12'5" x 9'0"

Smooth ceiling with a pendant light, double-glazed sash windows to the front giving views up the road to Leigh Broadway, radiator, carpet.

## Bathroom

10'0" x 7'10" > 6'3"

Smooth ceiling, obscured double-glazed window to the side, panelled bath with a shower over, vanity unit wash basin, low-level WC, wall-mounted Glowworm boiler, space for

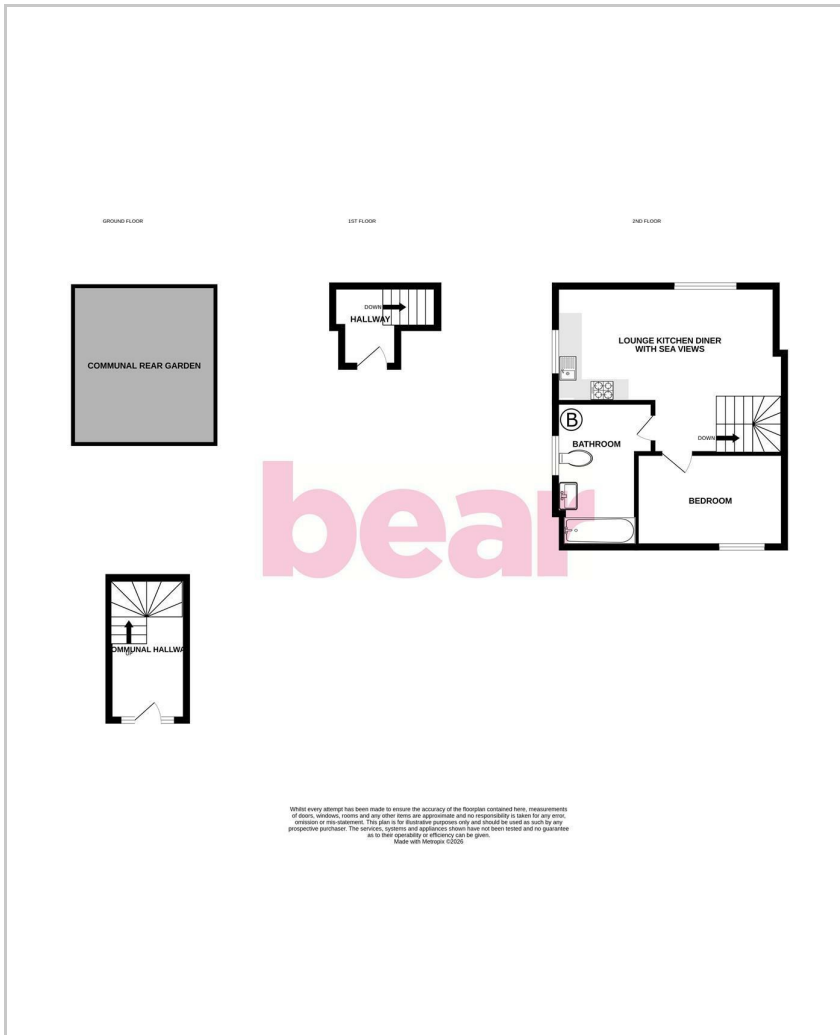
a washing machine, chrome heated towel rail, lino flooring.

## Agents Notes:

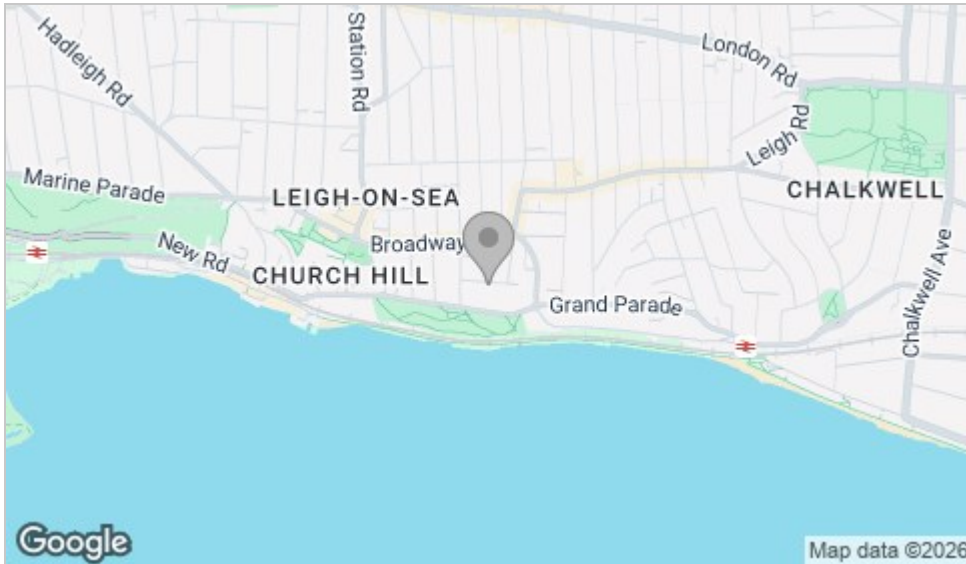
Council tax band: B



# 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

