

## Ground Floor



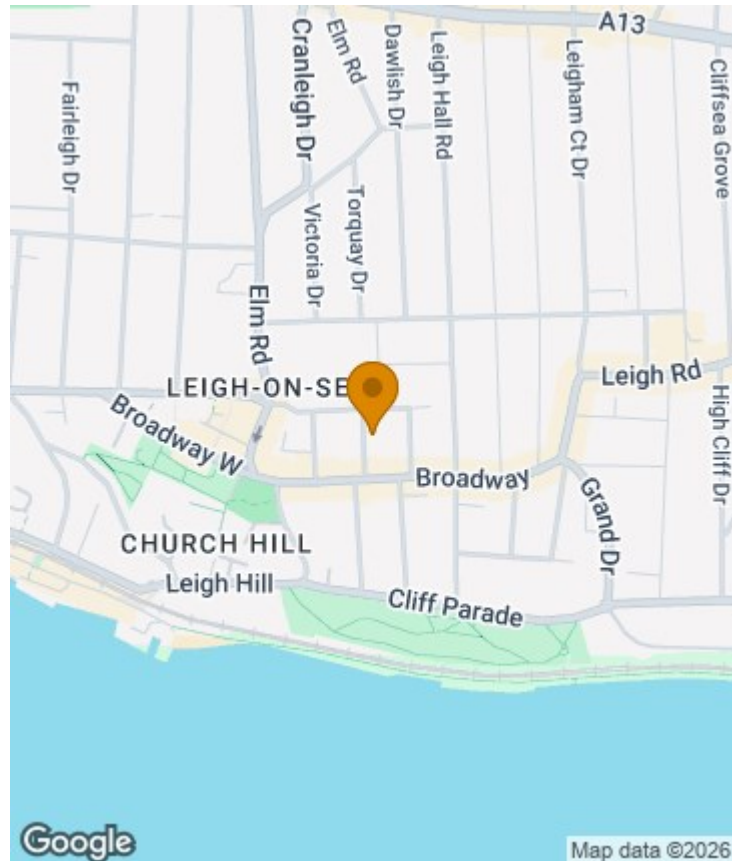
### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Viewing

Please contact our Sales & Letting Office on 017027 10555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guideline and do not constitute any part of an offer or contract. Intending purchasers should rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representations



**Turner Estates 34 Broadway, Leigh-on-Sea, Essex, SS9 1AJ**  
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GROUND FLOOR  
TWO GREAT SIZED BEDROOMS  
DOUBLE GLAZED  
EXCELLENT LOCAL AMENITIES

DIRECT ACCESS TO PRIVATE GARDEN  
SPACIOUS LOUNGE  
HIGHLY DESIRABLE LOCATION  
SHORT WALK TO LEIGH ON SEA AND  
CHALKWELL TRAIN STATIONS

**East Street, Leigh On Sea**  
**Asking Price**  
**£310,000**



WHAT & WHERE - A SPACIOUS TWO BEDROOM GROUND FLOOR FLAT, BENEFITTING FROM DIRECT ACCESS TO YOUR OWN PRIVATE GARDEN COMPLETE WITH SUMMER HOUSE IN THE HEART OF LEIGH ON SEA, LOCATED MOMENTS FROM LEIGH BROADWAY AND WITHIN EASY WALKING DISTANCE OF LEIGH ON SEA AND CHALKWELL TRAIN STATIONS. OFFERED FOR SALE WITH NO ONWARD CHAIN, WE STRONGLY ADVISE AN IMMEDIATE INTERNAL INSPECTION.

WHY - IN OUR OPINION THIS SUPERB PROPERTY OFFERS SOMETHING FOR EVERYBODY, WHETHER YOU ARE LOOKING TO GET YOUR FIRST STEP ON THE PROPERTY LADDER, DOWNSIZING AND WANT TO LIVE IN CLOSE PROXIMITY TO ALL THAT LEIGH ON SEA HAS TO OFFER.



Council Tax Band : A



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Turner Sales & Lettings



COMMUNAL MAIN  
ENTRANCE

HALLWAY

LOUNGE  
12'05" x 11'05" (3.78 x  
3.48)

KITCHEN  
12'03" x 6'05" (3.73 x  
1.96)

WET ROOM  
8'04" x 4'04" (2.54 x 1.32)

BEDROOM ONE  
15'07" x 11'06" (4.75 x  
3.51)

SECOND BEDROOM  
12'03" x 7'10" (3.73 x  
2.39)

PRIVATE REAR GARDEN

AGENTS NOTES  
Lease Length - 99 years  
remaining  
Ground rent - £10 per  
annum  
Service Charge - £1835.39  
per annum

Please note the above has  
been supplied by the  
vendor and has not been  
verified by a solicitor.



[www.turnerestates.co.uk](http://www.turnerestates.co.uk)

01702 710555

