

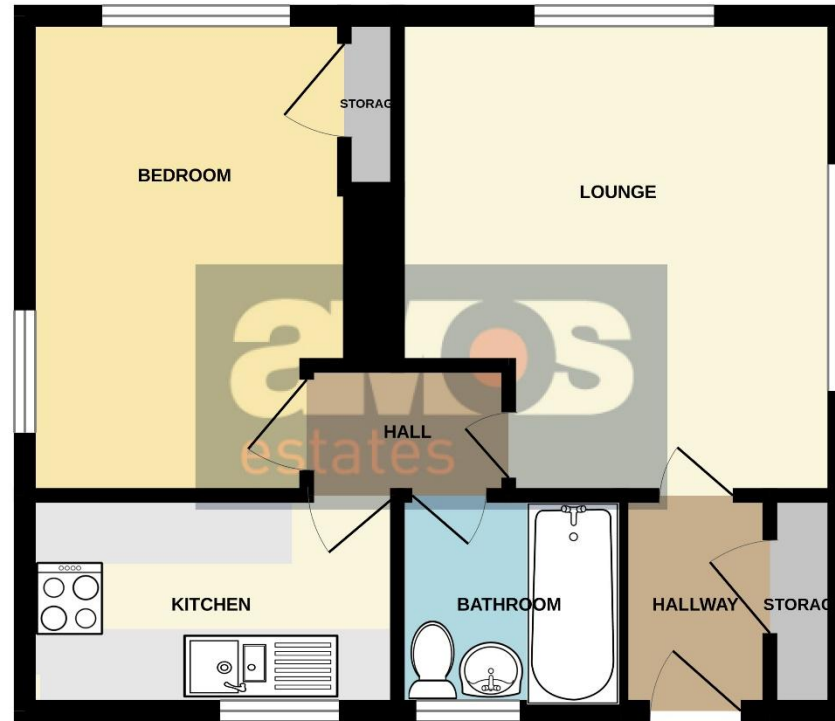


Wood Farm Close, Leigh-On-Sea, Essex, SS9 4PE
1 bedroom first floor flat / Guide Price £190,000 - £200,000 / t. 01702 555888



GROUND FLOOR

**A space to
call home.**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Offered with no onward chain and set within a highly sought-after location, this well-proportioned **one-bedroom** first floor flat presents an excellent opportunity for both first-time buyers and investors alike. The property benefits from a long lease in excess of 100 years and boasts its own private rear garden.

The accommodation comprises a good size lounge, well fitted kitchen, a comfortable double bedroom and a three-piece bathroom suite. Additional features include gas central heating via a combination boiler which we are advised was installed in October 2025.

Ideally situated within easy reach of local shops, amenities, bus routes and major road links, the property also enjoys close proximity to Belfair's Woods and Golf Course, perfect for outdoor leisure. An ideal first-time purchase or buy-to-let investment.

Early viewing is highly recommended.

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Highlights

- \ One Bedroom First Floor Flat
- \ No Onward Chain
- \ Own Private Rear Garden
- \ Good Size Lounge
- \ Well Fitted Kitchen
- \ Double Bedroom
- \ Three Piece Bathroom Suite
- \ Gas Central Heating Via Combination Boiler Installed October 2025
- \ Lease In Excess Of 100 Years
- \ Ideal Investment Of First Time Purchase
- \ Convenient Location
- \ Easy Reach Of Major Trunk Roads
- \ Close TO Local Shops & Amenities
- \ Belfair's Woods & Golf Course Nearby
- \ EPC Rating - C
- \ Council Tax Band - A

Double glazed entrance door opening to:

**Entrance Hall **

Tiled flooring, radiator, large storage cupboard, door to:

**Lounge 13'5 x 11'10 **

Double glazed leadlight bay window to rear, fitted carpet, power points, TV point, radiator, door to:

**Inner Hallway **

Fitted carpet, thermostat control, doors to accommodation off.

**Kitchen 11'8 x 5'8 **

Well fitted kitchen comprising ceramic double bowl sink and drainer unit with mixer tap inset into range of roll edge worktops with cupboards and drawers beneath and matching eye level units, space for cooker, space and plumbing for washing machine, space for fridge and freezer, tiled flooring, wall mounted combination boiler (we are advised installed in October 2025), upvc double glazed leadlight window to front, power points.

**Bedroom 13'7 x 10' **

Upvc double glazed leadlight windows to rear and side, fitted carpet, power points, radiator, storage cupboards.

**Bathroom 6'1 x 5'9 **

Three piece suite comprising panelled bath with chrome controls and shower over, pedestal wash basin with chrome controls, push button WC, tiled walls and flooring, upvc obscure double glazed window to front, heated towel radiator.

**Rear Garden **

The property benefits from its own garden laid to established lawn with fencing to borders, access via timber gate.



Parking \

There is ample communal parking nearby.

Lease Info \

125 years from 21 October 2002 therefore benefiting from 121 years remaining. We understand the service charge is approximately £508.85 per annum and the ground rent is £10 per annum.



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The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

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