



Brown & Brand



**Glendale Gardens**  
Leigh-On-Sea, SS9 2BA

- Immaculately presented 2 bed first floor flat in walking distance to C2C Train Station
- Excellent location in Leigh on Sea close to Broadway shops & wine bars
- Own personal entrance door
- Open planned Lounge/Kitchen

**Offers In Excess Of**  
**£210,000**





## Property Description

Located centrally for Leigh-on-Sea's shopping parade, wine bars, walking distance to C2C Mainline Train Station and within the Westleigh school catchment is this immaculately presented two bed roomed first floor flat. The property benefits from its own personal entrance door with stairs to first floor, large master bedroom to front with bay window and built in wardrobe. Upgraded three-piece family bathroom, excellent sized open planned lounge/kitchen, the kitchen area being well fitted with modern units, inter grated hob oven and hood and the second bedroom is set to rear. The loft space is ideal for alteration into further accommodation (subject to usual consents) The property is offered with vacant possession and a share of the freehold. This is one we would recommend an early appointment to view.



#### ACCOMMODATION:

Approached via half glazed UPVC personal entrance door which gives access to stairs to first floor landing with fitted carpet and wooden hand rail and initial coconut mat.

#### FIRST FLOOR LANDING:

Carpet. Panelled doors giving access to other rooms. Access to loft space.

#### BEDROOM ONE:

13' 4" x 10' 11 (including bay)" (4.06m x 3.33m) Carpet Radiator. UPVC double glazed bay window to front. Built in double doored storage cupboard. Flat plastered ceiling.



#### BATHROOM:

Fitted in a modern three piece suite comprising shaped panelled bath with mixer shower attachment and glass screen. Pedestal wash hand basin and low flush WC. Tiled splash backs, Wood effect flooring. Stainless steeled radiator. Flat plastered ceiling with spot lighting and extractor.

#### OPEN PLANNED LOUNGE/KITCHEN:

17' 1" x 12' 8" (5.21m x 3.86m)

#### LOUNGE AREA

Carpet. Radiator. Flat plastered ceiling. UPVC double glazed window to rear.



#### KITCHEN AREA:

Fitted in a range of modern units offering cupboards and drawer packs to both ground and eye level with contrasting roll edge work surfaces over. Inset stainless steel single bowl single drainer sink unit with mixer taps over. Inset oven and grill with four ring hob and extractor hood. Space and plumbing for washing machine. Space for free standing fridge/freezer. Second UPVC double glazed window to rear. Laminate wood effect flooring. Panelled door giving access through to :

#### SECOND BEDROOM:

113' x 8' 4" (34.44m x 2.54m) Carpet. UPVC double glazed window to flank and rear. Radiator. Flat plastered ceiling. Built in cupboard that houses boiler for hot water and central heating systems (not tested).

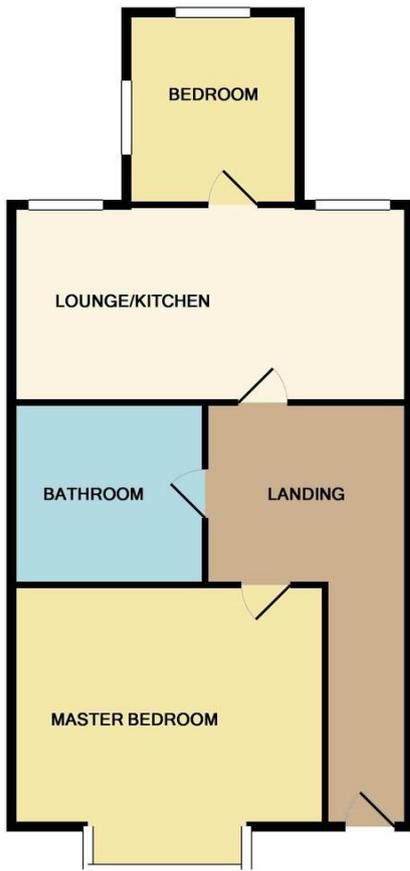
#### LEASE DETAILS

177 years left unexpired  
Share of freehold  
Ground rent n/a  
Service charge -on as and when basis



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**Material Information**  
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Whilst every attempt has been made to ensure the accuracy of the floor plan 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

### Energy performance certificate (EPC)

158a, Glendale Gardens LEIGH-ON-SEA SS9 2BA	Energy rating <b>C</b>	Valid until: 1 June 2030
		Certificate number: 0798-0955-6236-6630-9270
Property type	Top-floor maisonette	
Total floor area	55 square metres	

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy rating and score

This property's energy rating is C. It has the potential to be C.

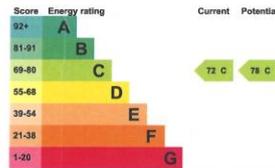
See [how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements