



Leighton Avenue, Leigh-On-Sea

Offers Over £320,000

home.

# 55 Leighton Avenue

Leigh-On-Sea  
SS9 1QB

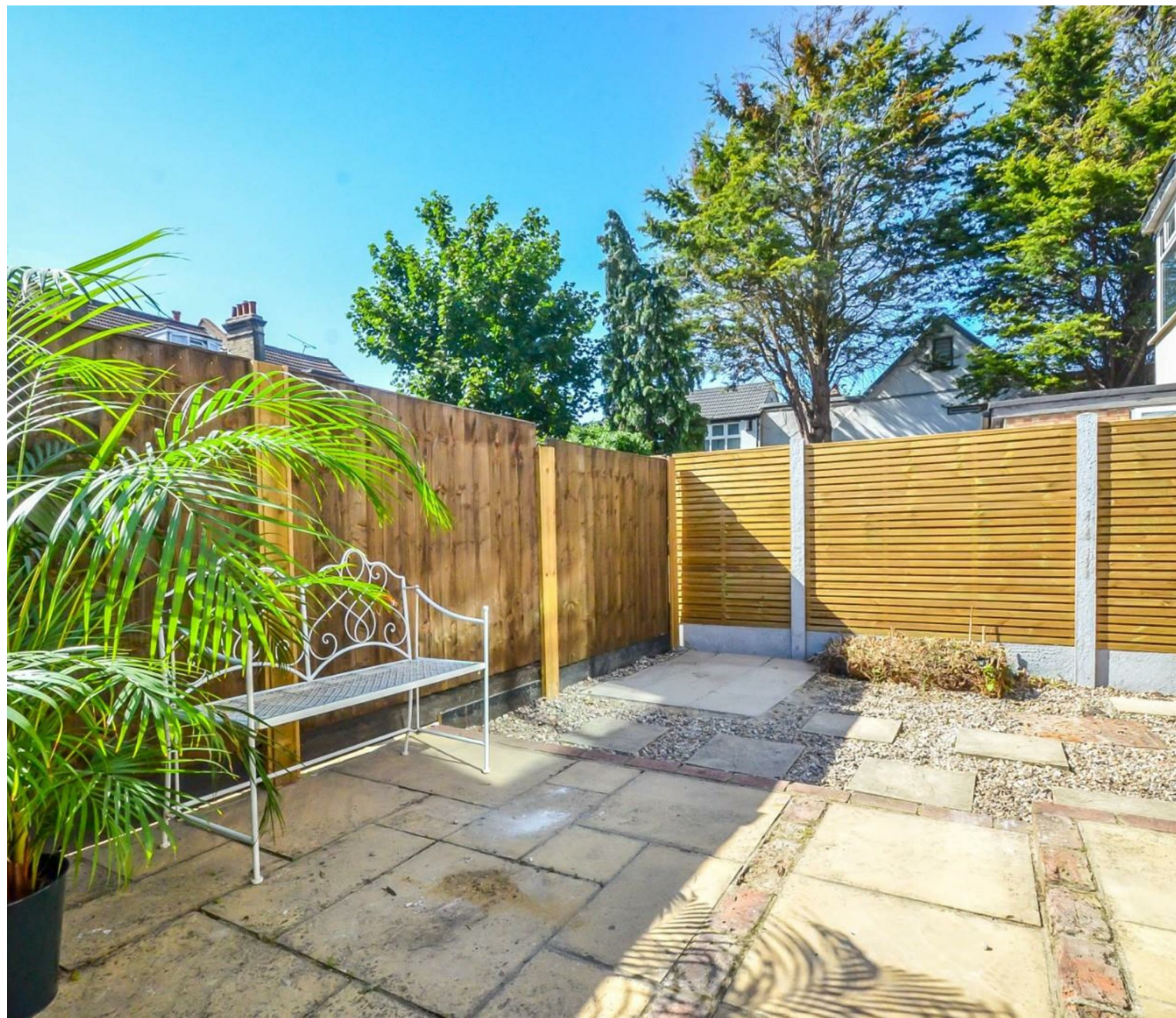


- Superb Ground Floor Flat
- Two Double Bedrooms
- Share Of Freehold
- Spacious Lounge & Contemporary Kitchen
- Own West Facing Courtyard Garden
- No Onward Chain

## Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033



Home Estate Agents are pleased to offer for sale, with no onward chain, this superb two double bedroom ground floor flat which is positioned within the heart of Leigh-on-Sea and provides excellent internal condition. The property boasts direct access to its own west facing rear garden and fantastic location for nearby Broadway, seafront and station.

The accommodation comprises; shared entrance lobby, hallway, spacious lounge, contemporary kitchen, modern bathroom, two double bedrooms and an en suite shower room to master. Externally, the property is complimented by direct access to an easy-to-maintain west facing courtyard.

The property is served by gas central heating and offers replacement double glazing where mentioned.

Situated on Leighton Avenue, within the very heart of Leigh-on-Sea, this ideal first purchase is just a short stroll from nearby seafront, parks and mainline railway station - serving London Fenchurch Street for commuters. Also within touching distance is Leigh's fashionable Broadway with its array of bars, cafes, With no onward chain and superb internal presentation, we strongly recommend internal viewings to avoid missing out.





## Accommodation comprises:

### Communal entrance

Private door into:

### Hallway

Wood effect laminate flooring, picture rail, two sets of ceiling lights, gas radiator, understairs storage. Doors into all rooms.

### Lounge

15' 9" x 11' 11"

Wood effect laminate flooring, gas radiator, feature fireplace, picture rail, coving to ceiling, ceiling rose with light, bay window to front with double glazing.

### Kitchen

7' 11" x 6' 9"

Wood effect laminate flooring, partially tiled walls, down lights, double glazing to side, double glazed door to side, wood worktops with fitted wall & base units, integrated appliances include, integrated oven with four ring hob with extractor overhead, space for slimline dishwasher, integrated microwave, one and quarter bowl sink with drainer and taps.

### Bedroom One

10' 10" x 9' 10"

Wood effect laminate flooring, ceiling light, storage, gas radiator, double glazed French doors leading into garden.

### En-Suite

Tiled flooring, partially tiled walls, walk-in shower cubicle, hand wash basin with tap and vanity unit, heated towel rail, w.c, double glazed opaque window to rear, down lights, extractor.



### **Bedroom Two**

10' 10" x 8' 7"

Wood effect laminate flooring, gas radiator, coving to ceiling, ceiling light, double glazing to rear.

### **Bathroom**

Tiled flooring, partially tiled walls, bath with taps and shower overhead, extractor, down lights, heated towel rail, w.c, wall & base storage with space for washing machine, hand wash basin with mixer tap.

### **Externally**

#### **Front Garden**

Pathway leading to property.

#### **Rear Garden**

West Facing Private rear garden with paved patio, stones, side access.

### **Lease Information**

Share Of Freehold

Lease: 145 years remaining

Ground Rent £0

Service Charge £0

Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors. The photos were taken before the property was occupied.

### **Agents Note**

Please note, the photos were taken before the owner moved back into the property. The property is not vacant.

GROUND FLOOR  
641 sq.ft. approx.



TOTAL FLOOR AREA: 641 sq.ft. approx.  
Made with Metropix ©2022

## Property Details

2 Bedrooms  
1 Bathrooms  
1 Reception Rooms  
Flat

Approx. 731.95 sq ft  
EPC band: D  
Tenure: Share of Freehold  
Council Tax Band: A

£320,000

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📞 01702 480 033

home.



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[homeofleigh.com](http://homeofleigh.com)

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