



\* £260,000- £290,000 \* Found in the charming area of St. Clements Avenue, Leigh-on-Sea, this delightful ground floor flat offers a perfect blend of comfort and convenience. Boasting a spacious double bedroom, this property is ideal for individuals or couples seeking a tranquil living space. The bay fronted lounge diner is a standout feature, providing a bright and inviting atmosphere, perfect for relaxation or entertaining guests. The generous kitchen area is well-equipped, making it a joy to prepare meals. One of the highlights of this property is the direct access to an unoverlooked west-facing rear garden, where you can enjoy the sun in privacy, creating an ideal outdoor retreat. Additionally, the property benefits from its own driveway, accommodating one large vehicle, which is a rare find in this area. The location is superb, with Leigh Station and the vibrant Broadway just a short walk away, offering a variety of shops, cafes, and restaurants. For those who enjoy the outdoors, Bonchurch Park is conveniently located at the bottom of the road, providing a lovely space for leisurely strolls or picnics. This property presents an excellent opportunity for those looking to embrace the Leigh-on-Sea lifestyle, combining comfort, accessibility, and a welcoming community. There is also the bonus of no onward chain with this purchase.

- One double bedroom
- West backing rear garden
- New lease of 125 years on completion
- Walking distance to Leigh Station, The Broadway and The Old Town
- No Onward Chain
- Ground floor flat
- Own driveway for one large vehicle
- Bay-fronted lounge-diner
- Bonchurch Park on your doorstep, as well as Belfairs Woods and Golf Course
- Immaculate condition throughout

## St. Clements Avenue

Leigh-on-Sea

**£260,000**

Price Guide



# St. Clements Avenue



## Frontage

Own driveway for one large vehicle, pathway to:

## Communal Entrance

## Lounge-Diner

15'0" into the bay x 12'3"

Smooth covered with a pendant light, double glazed bay window to the front with fitted shutter blinds, feature fireplace opening, radiator, real wood flooring, door to:

## Inner Hallway

11'10" x 4'0" max

Storage cupboards, smooth covered ceiling with a pendant light, radiator, real wood flooring, door to:

## Bedroom

11'9" x 8'7"

Smooth covered ceiling, double glazed window to the rear, radiator, real wood flooring.

## Kitchen

12'3" x 8'10"

Smooth covered ceiling, double glazed windows to the side, UPVC double glazed doors to the side leading out to the garden. Modern kitchen wall comprising; and base level units with a roll edge laminate worktop, integrated oven and grill, four ring gas hob with an extractor fan above, 1.5 stainless steel sink and drainer, tiled splashbacks, space for a fridge freezer, space for a washing machine, wall mounted Worcester combination boiler, radiator, tiled flooring, door to:

## Bathroom

8'11" x 6'4"

Smooth covered ceiling, obscured double glazed window to the rear, paneled bath with a shower over, low-level WC, pedestal wash basin, part tiled walls, tiled flooring, radiator, extractor fan.

## West Facing Rear Garden

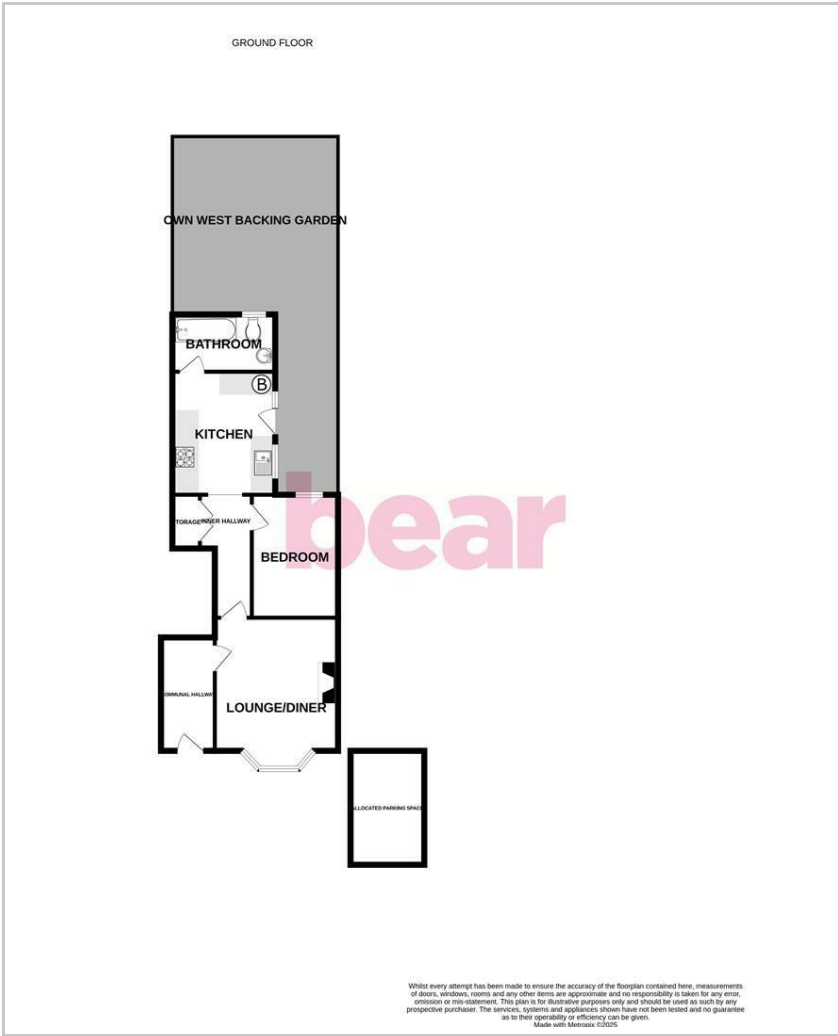
Commences with a patio area, raised composite decking area with the remainder laid to lawn, sleeper bed borders, garden shed.

## Agents Notes:

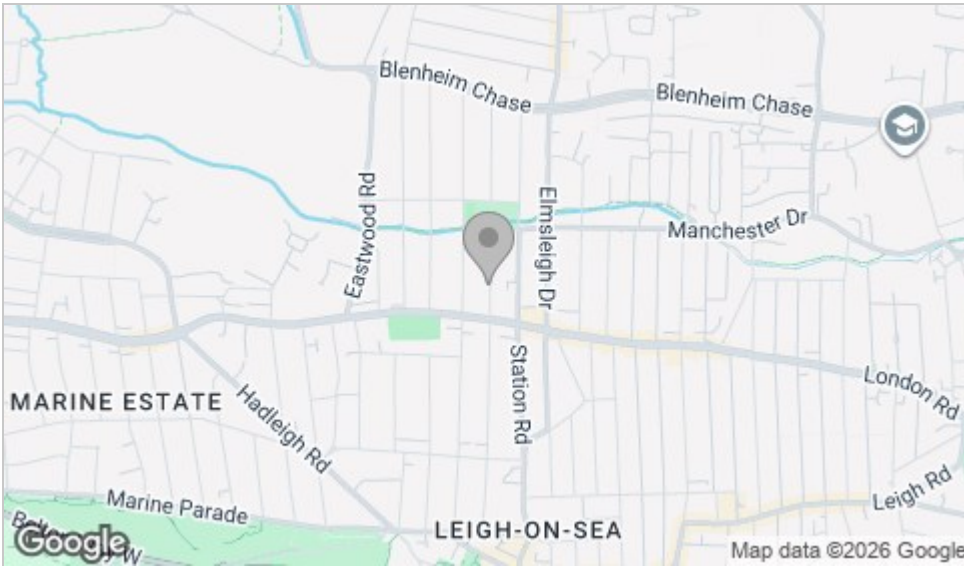
Council tax band: A



# 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

