



Sandleigh Road, Leigh-On-Sea
£1,395 PCM

home.

22a Sandleigh Road

Leigh-On-Sea
SS9 1JU



- Two Bedroom First Floor Apartment
- Spacious Lounge
- Kitchen Diner With Access To A lovely balcony
- Direct Access To A Private Rear Garden
- Modern Bathroom Suite
- Central Leigh-on-Sea Location

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 thrilled to present this two bedroom first floor apartment nestled in the charming area of Leigh-On-Sea, this delightful flat on Sandleigh Road offers a perfect blend of modern living and classic character. The property has been thoughtfully curated to provide a comfortable and stylish home.

Upon entering, you are welcomed into a spacious lounge that boasts ample natural light, creating a warm and inviting atmosphere. This large reception room is perfect for both relaxation and entertaining guests. The flat features a well-appointed kitchen diner, which not only provides a functional space for cooking and dining but also grants access to a lovely rear balcony.

The property comprises two generously sized bedrooms, in addition to the modern bathroom suite that has been designed with contemporary fixtures, ensuring a fresh and clean environment.

One of the standout features of this flat is the private rear garden, a rare find in such a central location. This outdoor space is perfect for those who enjoy some fresh air.

Situated in the heart of Leigh-On-Sea, this property benefits from a vibrant community atmosphere, with local shops, cafes, and amenities just a stone's throw away. This flat presents an excellent opportunity to embrace a comfortable lifestyle in a sought-after area. Don't miss the chance to make this charming flat your new home.





Accommodation Comprises

The property is approached via tiled pathway leading to wooden entrance door with stained glass leading into communal lobby. Private wooden entrance door with glass insert into:

Small Lobby

Carpeted, skirting, dado rail, carpeted stairs rising to the first floor landing.

First Floor Landing

Carpeted, skirting, dado rail, coved cornice, two ceiling roses with lights, built-in storage housing fuse box with shelving, radiator. Open archway through to:

Kitchen

Wood effect laminate flooring, skirting, dado rail, coved cornice, ceiling light, radiator. The kitchen is fitted to include a range of base units with xxx worksurfaces and matching eye level wall mounted units, integrated electric oven and four burner AEG gas hob with extractor over, stainless steel sink with mixer tap, feature fireplace, space for fridge, Worcester boiler, UPVC stable door leading to the balcony.

Bedroom One

13'7 x 11'10

Carpeted, skirting, picture rail, coved cornice, ceiling rose with light, UPVC double glazed window, feature fireplace, radiator.



Bedroom Two

8'11 x 5'10

Carpeted, skirting, picture rail, coved cornice, ceiling rose with light, UPVC double glazed window with decorative stained glass window, radiator.

Small Balcony

Small balcony with stairs leading down to private rear garden with patio to the rear with the remainder laid to lawn with established borders, shed.

Bathroom

8'10 x 8'4

Wood effect tiled flooring, skirting, wall panelling, dado rail, cast iron effect radiator, WC, obscure UPVC windows, rolled top claw footed bath with taps and hand held shower attachment, large wash hand basin with vanity storage beneath and wall mounted mirrored cabinet above, Herringbone tiled shower cubicle with Waterfall shower over, hand held shower attachment and glass screen, electric towel rail/radiator.

Agency Note

After the 01st February 2016 all applicants over the age of 18 years old will need to undergo "Right to rent" checks. Please note that some properties may be advertised using images and details which were taken in the past and therefore a viewing is the always strongly recommended. After 01st June 2019, the tenancy deposit will be the equivalent of five weeks rent (subject to the monthly rental amount). The tenancy deposit is calculated at the monthly rental amount, multiplied by 12 (number of months in the year), divided by 52 (number of weeks in the year), multiplied by 5.



Property Details

2 Bedrooms
1 Bathrooms
1 Reception Rooms
Flat

Approx. sq ft
EPC band: C
Tenure:
Council Tax Band: B

£1,395 PCM

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