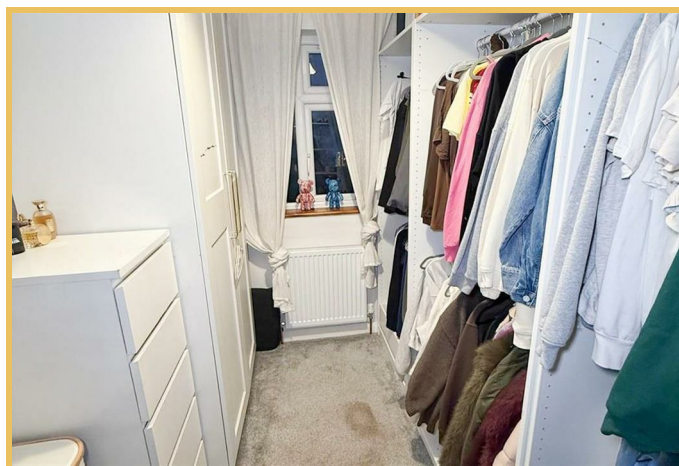
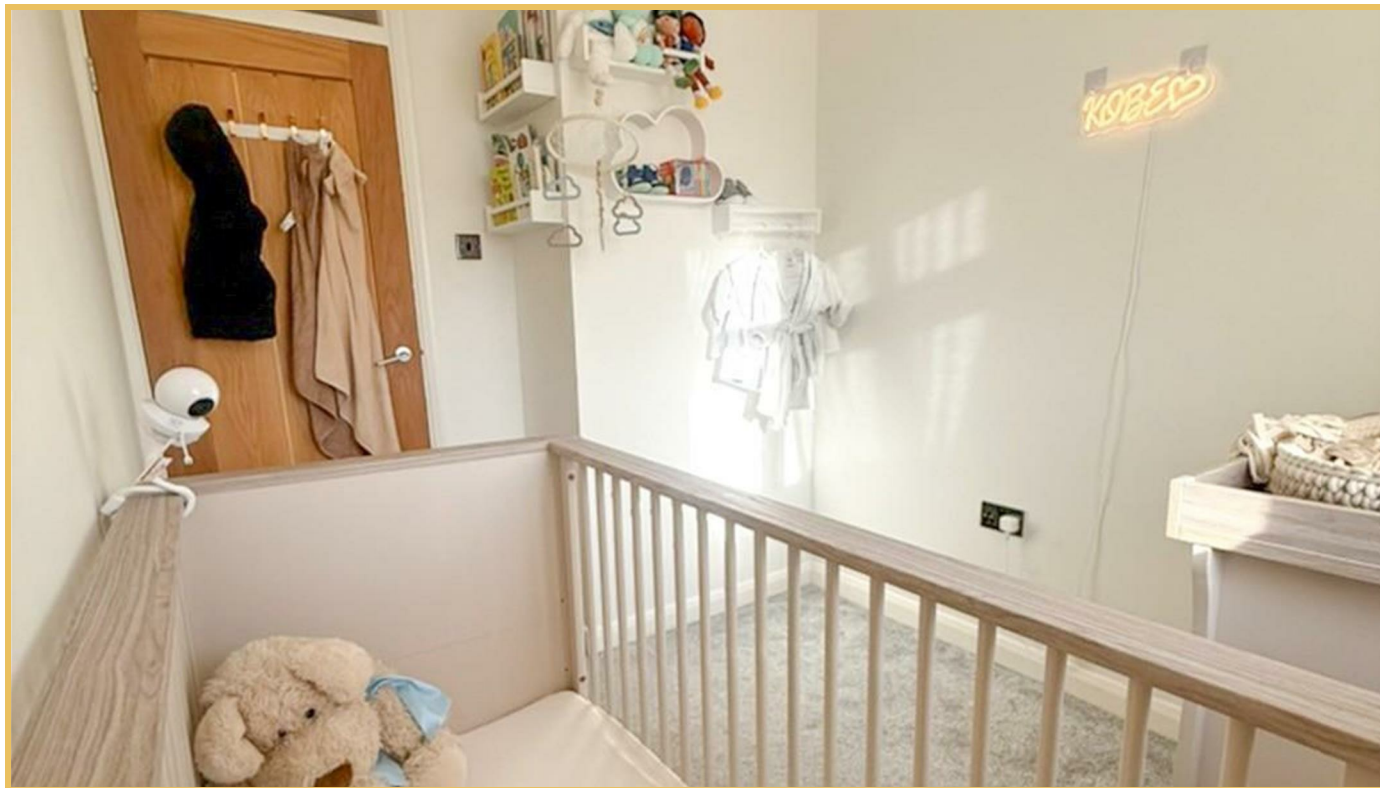




## London Road , Leigh-on-Sea SS9 2SY

- FIRST FLOOR FLAT
- PRIVATE REAR GARDEN WITH DIRECT ACCESS
- MODERN KITCHEN AND BOILER
- PARKING TO THE REAR
- CONTEMPORARY BATHROOM
- THREE BEDROOMS
- LOUNGE/DINER
- LONG LEASE
- FANTASTIC LEIGH-ON-SEA LOCATION
- OWN FRONT DOOR ACCESS

**Guide Price £290,000 Leasehold**



**Location**

**\*\*£290,000 - £300,000\*\***

A well presented first floor flat, situated in a good location for Leigh-on-sea amenities.

Access through the private front door into the hallway leads upstairs to the first floor landing.

A delightful lounge/diner with a feature fireplace leads through to the modern fitted kitchen with a new boiler, integrated gas hob and oven. The kitchen leads to the rear hall giving access to the contemporary style three piece bathroom suite and the rear steps to the garden.

There are three good size bedrooms with the main bedroom also featuring a fireplace and access to the south facing balcony.

Externally you have direct access to a private rear garden, a great space to relax and entertain friends and family. As well as parking to the back of the property.

**LANDING**

**LOUNGE/DINER**

12'7" x 12'1"

**KITCHEN**

10'5" x 8'11"

**REAR HALL****BATHROOM****BEDROOM ONE**

13'3" x 12'1"

**BALCONY****BEDROOM TWO**

9'6" x 7'1"

**BEDROOM THREE**

9'4" x 7'1"

**REAR GARDEN****TENURE**

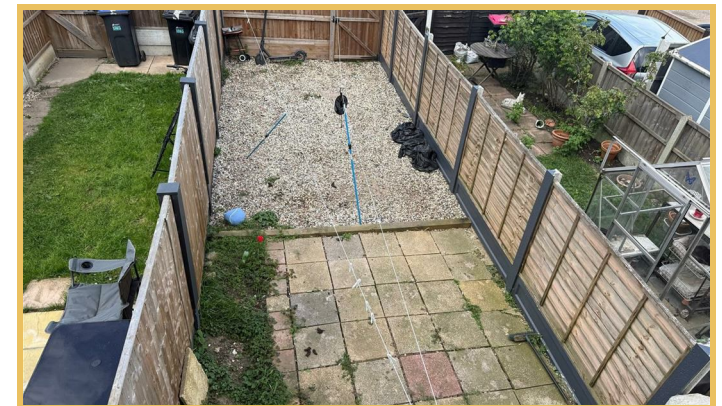
LEASE - 120 YEARS REMAINING

GROUND RENT - £150 PER ANNUM

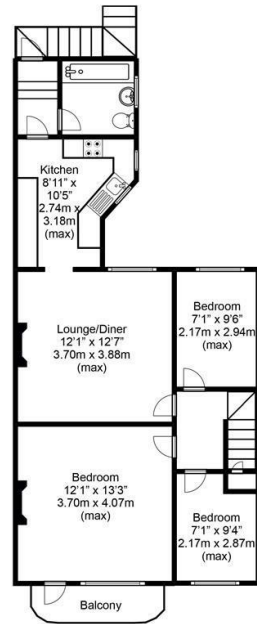
COUNCIL TAX BAND - B

EPC- D

• These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



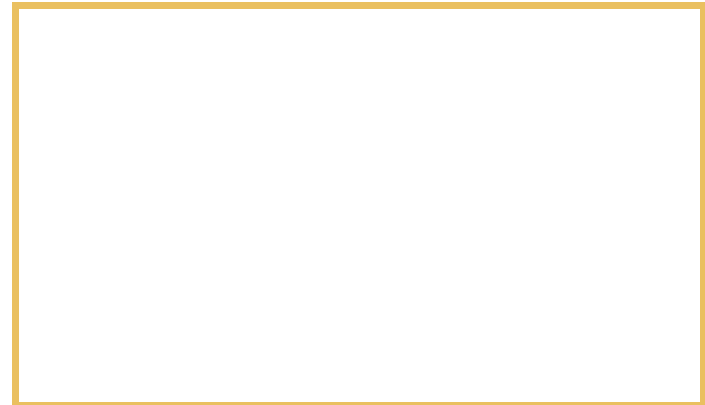
Local Authority **Southend on Sea Borough Council**  
 Council Tax Band **B**  
 EPC Rating **D**



Approx. total floor area  
 824 SQ.FT.  
 58.00 SQ.M.



**Disclaimer**  
 This plan is for illustrative purposes only and no responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings are not represented in their actual location in relation to the property. No guarantee is given to any measurements including total areas. Compass point and measurements should be considered inaccurate and checked. Buyers are strongly advised to take their own measurements and compass bearing.  
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Agents Note: Whilst every care has been taken to prepare these 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 accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.