



\* SHARE OF FREEHOLD AND OWN PRIVATE GARDEN \* 250,000- 260,000 \* Bear Estate Agents are delighted to offer for sale this spacious and well-presented two bedroom ground floor flat situated within easy reach of Leigh Mainline Train Station, local shops and Leigh-on-Sea's Broadway. This home boasts a modern finish throughout, a bathroom with a separate WC and its own rear private garden.

- Beautifully Presented and Sizeable Ground Floor Flat
- Share Of Freehold
- Private Rear Garden
- Access to Bus Links and Leigh on Sea Train Station
- Easy Access to Parks and the Seafront
- Two Double Bedrooms
- Close to Broadway & Leigh-on-Sea Train Station
- Double Glazing and Gas Central Heating
- Close to Favoured Amenities and Highly Regarded Schools

## London Road

Leigh-On-Sea

**£250,000**

Guide Price



# London Road



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Kitchen 12'10 > 9'3 x 9'11  
Two Piece Bathroom  
Separate WC  
Double Glazing  
Gas Central Heating  
EPC Report: Tbc

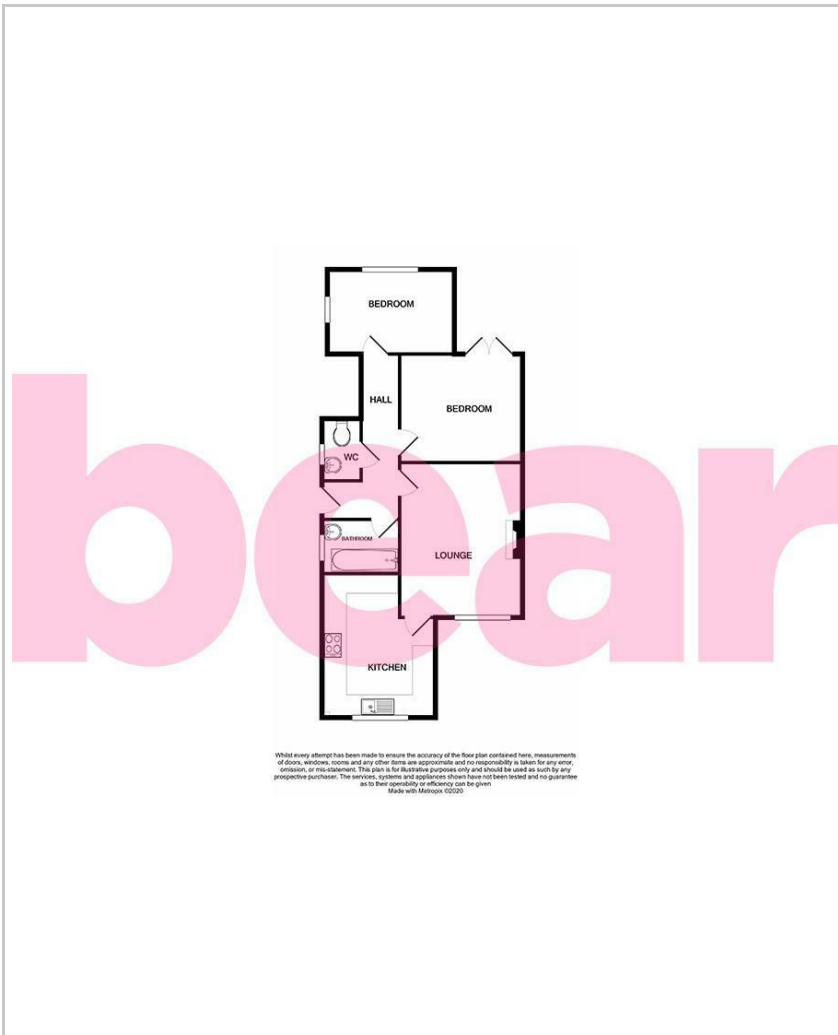
The accommodation comprises; a welcoming 'L' shaped entrance hallway, a spacious living room, two double bedrooms, a modern fitted kitchen and a bathroom with a separate WC. Externally, this lovely home boasts a private and secluded decked garden to the rear. The property is conveniently located for all local amenities which include favoured schools such as The West Leigh School and The Belfairs Academy, Belfairs Woods and Golf Course and Leigh Broadway with its array of bars, cafes and restaurants. Also within walking distance is Leigh-on-Sea Mainline Station, Leigh Old Town and the beautiful seafront. Providing excellent presentation and a share of the freehold, we strongly recommend an internal viewing of this fantastic ground floor flat.

CALL BEAR ESTATE AGENTS ON 01702 811 211 TO VIEW!

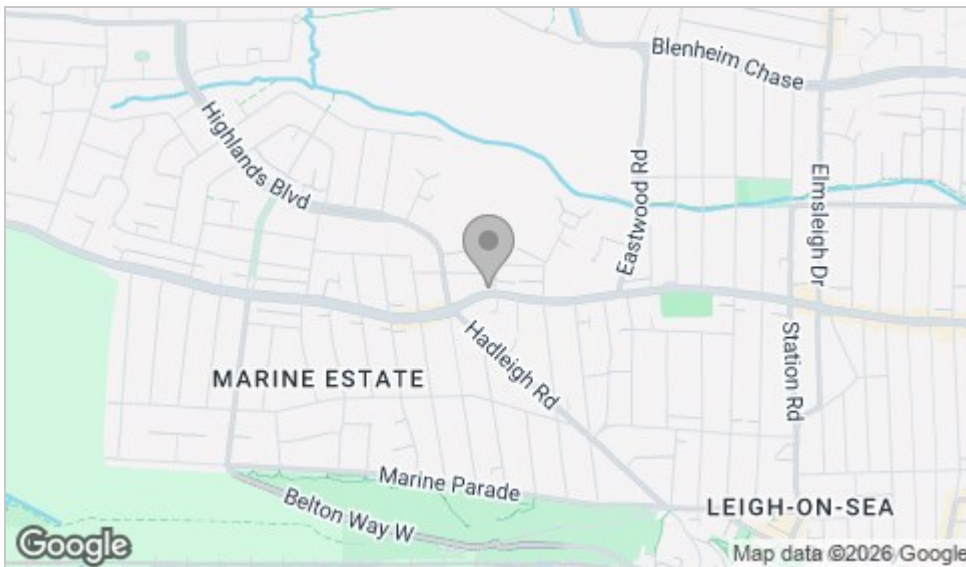
Two Double Bedroom Ground Floor Flat  
Direct Access to Own Rear Garden  
Entrance Hallway  
Bedroom One 12'11 x 10'8  
Bedroom Two 9'11 x 8'11  
Lounge 13'11 x 10'6



## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph

