



TO LET

Southsea Avenue, Leigh-On-Sea SS9 2BJ

£1,400 PCM Deposit Required - £1,615 Council Tax Band - B

- FULLY REFURBISHED
- ONE DOUBLE BEDROOM
- ONE SINGLE BEDROOM
- LARGE SPACIOUS LIVING ROOM
- BRAND NEW KITCHEN
- NEW BATHROOM WITH SHOWER OVER BATH
- NEW FLOORING THROUGHOUT
- GREAT LEIGH-ON-SEA LOCATION
- DOUBLE GLAZED THROUGHOUT
- CALL NOW TO VIEW

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Description

Welcome to this beautifully refurbished two-bedroom first floor flat, nestled on the desirable Southsea Avenue in Leigh-On-Sea.

The front of the property offers a spacious lounge/diner, which features high ceilings that enhance the sense of space and light. The room is ideal for both relaxation and entertaining, providing a warm and welcoming environment. The flat also benefits from double glazing, ensuring a peaceful retreat from the hustle and bustle of

everyday life.

The contemporary kitchen is well-equipped with integrated oven and hob and space for other appliances. There is also a modern three piece bathroom, and a main double bedroom and a single bedroom to the rear of the property.

Conveniently located near Leigh Broadway and Leigh Station, you will have easy access to a variety of shops, cafes, and transport links, making this flat an ideal choice for those who appreciate both comfort and convenience.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	77
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

AGENTS NOTES: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. Floor plans are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

VIEWINGS: BY APPOINTMENT ONLY