



Located in the charming area of Leigh-on-Sea, this modern second-floor flat on London Road offers a delightful living experience. With two well-proportioned bedrooms, this property is perfect for individuals or small families seeking comfort and convenience. The flat boasts a fully fitted kitchen, equipped with contemporary appliances, making it an ideal space for culinary enthusiasts. The open-plan design allows for a seamless flow between the kitchen and living areas, creating a warm and inviting atmosphere. Step outside onto your private south-facing balcony, where you can enjoy a morning coffee or unwind in the evening, taking in the sea views. For those commuting to London, the property is conveniently located within walking distance to Leigh Station, ensuring easy access to the city. Additionally, the flat comes with secure allocated parking for one vehicle, providing peace of mind and convenience for residents. This property combines modern living with a prime location, making it an excellent choice for anyone looking to enjoy the vibrant lifestyle that Leigh-on-Sea has to offer. Whether you are a first-time buyer or seeking a rental opportunity, this flat is sure to impress. Don't miss the chance to make this lovely home your own.

- Modern second floor flat
- Fully fitted kitchen
- Private south facing balcony offering sea views
- Three-piece bathroom suite
- Leigh Broadway and London Road shopping facilities close by
- Two well sized bedrooms
- Communal utility area
- Secure allocated parking for one vehicle
- Walking distance to Leigh Station for London commuters
- Short stroll from Belfairs Wood and Golf Course

## London Road

Leigh-on-Sea

**£260,000**

Offers Over



# London Road



## Frontage

Brick wall, access to secure allocated parking to the rear, shrubs to either side of the pathway, door to:

## Communal Entrance Hallway

Smooth ceiling with pendant lights, radiator, carpeted stairs rising to the first floor landing, carpet.

## First Floor Landing

Smooth ceiling with pendant lights, radiator, carpeted stairs rising to the second floor landing, carpet.

## Second Floor Landing

Smooth ceiling with pendant lights, radiator, carpet, door to:

## Porch

Smooth ceiling with inset spotlights, carpet, door to:

## Entrance Hallway

Coved ceiling with a pendant light, phone entry system, carpet, access to storage, doors to all rooms.

## Lounge

Coved ceiling with a pendant light, wall lights, double-glazed sliding doors to the side leading out to the balcony, radiator, carpet.

## South Facing Balcony

Wrought iron railing, solid base, offers sea views.

## Kitchen

Smooth ceiling with a pendant light, double-glazed window to the side. Modern kitchen

comprising of; wall and base level units with a square edge marble effect worktop, inset oven and grill with a four-ring electric hob and an extractor fan over, inset sink with draining grooves and a chrome mixer tap, integrated fridge and freezer on a 70/30 split, integrated dishwasher, wood effect laminate flooring.

## Bedroom One

Coved ceiling with a pendant light, double-glazed to the side, radiator, carpet.

## Bedroom Two

Coved ceiling with a pendant light, double-glazed window to the side, access to two storage cupboards, carpet.

## Three-Piece Bathroom

Coved ceiling with a pendant light, obscured double-glazed window to the rear, panelled bath with a shower hose, low-level WC, vanity unit wash basin, wall-mounted chrome heated towel rail, fully tiled walls, tiled flooring.

## Communal Utility Area

Double-glazed window to the side, base level units with roll edge laminate worktops, inset stainless steel sink and drainer with a chrome tap, washing machines, tumble dryers, lino flooring.

## Allocated Parking

Allocated parking for one vehicle.



# 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

