



Marguerite Drive, Leigh-On-Sea

£1,395 Per Calendar Month

home.

83A Marguerite

Leigh-On-Sea

SS9 1NN



- Spacious First Floor Maisonette in the Heart of Leigh
- Two Double Bedrooms
- Great Size Lounge with Bay Window
- Modern Kitchen
- Contemporary Bathroom with Separate W/C
- Large First Floor Bedroom with Built in Storage
- Spacious Second Floor Bedroom
- In the School Catchment for Leigh North Street Primary School
- Private West Facing Rear Garden
- Excellent Location Close to Leigh Broadway and a Short Walk to Leigh or Chalkwell Train Station

Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

📞 01702 480 033





Property Overview

Home Estate Agents are delighted to present this charming first-floor maisonette located on Marguerite Drive in the desirable area of Leigh-On-Sea. This delightful flat offers a perfect blend of comfort and convenience, making it an ideal choice for those seeking a rental property in a vibrant community.

Upon entering the property, you are welcomed by a communal hallway that leads to a spacious first-floor landing. The generous lounge features a lovely bay window, allowing natural light to flood the room, creating a warm and inviting

atmosphere. The modern kitchen is well-equipped with ample storage, making it a practical space for culinary enthusiasts. The bathroom is thoughtfully designed with fitted storage, and there is a separate W/C for added convenience.

This maisonette boasts two large bedrooms, with the first bedroom located on the first floor and the second on the second floor, both offering plenty of space and comfort.

Externally, residents can enjoy a private west-facing rear garden, perfect for relaxing in the sun or entertaining guests.

The property is ideally situated close to Leigh Broadway, where you will find a variety of shops, cafes, and restaurants. Additionally, it is just a short walk to either Chalkwell or Leigh Train Station, providing excellent transport links for commuters. Families will appreciate being within the catchment area for Leigh North Street Primary School, making this location even more appealing.

This maisonette is a wonderful opportunity for anyone looking to enjoy the best of Leigh-On-Sea living. Don't miss your chance to make this lovely flat your new home.



Accommodation comprises of...

Accommodation Comprises

The property commences a communal paved pathway leading to a storm porch with wooden entrance door with stained glass panel leading to:

Communal Entrance Hall

Wood effect laminate flooring, skirting, dado rail, picture rail, coved cornice, ceiling light. Private entrance door into small hall with wood effect laminate flooring, dado rail, ceiling light, carpeted stairs leading to the first floor landing.

First Floor Landing

Carpeted, skirting, ceiling light, carpeted stairs leading to the second floor. Doors to:

Kitchen

Wood effect tiled flooring, part tiled walls, skirting, ceiling light, double glazed window to the front aspect. The kitchen is fitted to include a range of base units with rolled edge worksurfaces with inset sink, drainer and mixer tap, matching eye level wall mounted units, integrated oven with four ring induction hob and extractor over, integrated fridge freezer and washing machine, boiler.

Lounge

Carpeted, skirting, ceiling light and wall lighting, feature cast iron fireplace, double glazed bay window to front aspect, radiator.

Bedroom Two

Carpeted, skirting, ceiling light, feature cast iron fireplace, double glazed windows to the rear aspect, fitted wardrobes, radiator.

Bathroom

Tiled flooring, part tiled walls, skirting, ceiling light, double glazed obscure window to the rear aspect, storage cupboard, wash hand basin with storage beneath, mirrored vanity unit with storage, tiled panelled bath with mixer tap, shower and Rainfall shower over, heated towel rail.

Separate WC

Tiled flooring, skirting, ceiling light, WC, double glazed obscure window to side aspect, radiator.

Second Floor Landing

Carpeted. Door to:

Bedroom One

Carpeted, skirting, ceiling light, double glazed Velux window to the rear aspect, radiator.

Externally

Communal Rear Garden

Rear garden which is accessed via side alley with patio area and the remainder being laid to lawn.

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: D
Tenure:
Council Tax Band: A

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GROUND FLOOR
20.00 sq.m.

1ST FLOOR
10.00 sq.m.

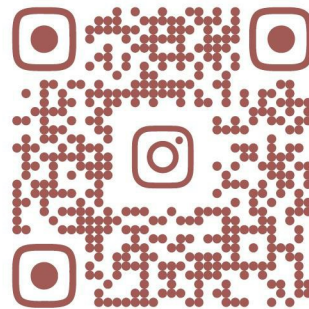
2ND FLOOR
10.00 sq.m.



TOTAL FLOOR AREA: 714 sq.ft. approx.
Made with Metropix 62026



home.



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