


Ground Floor



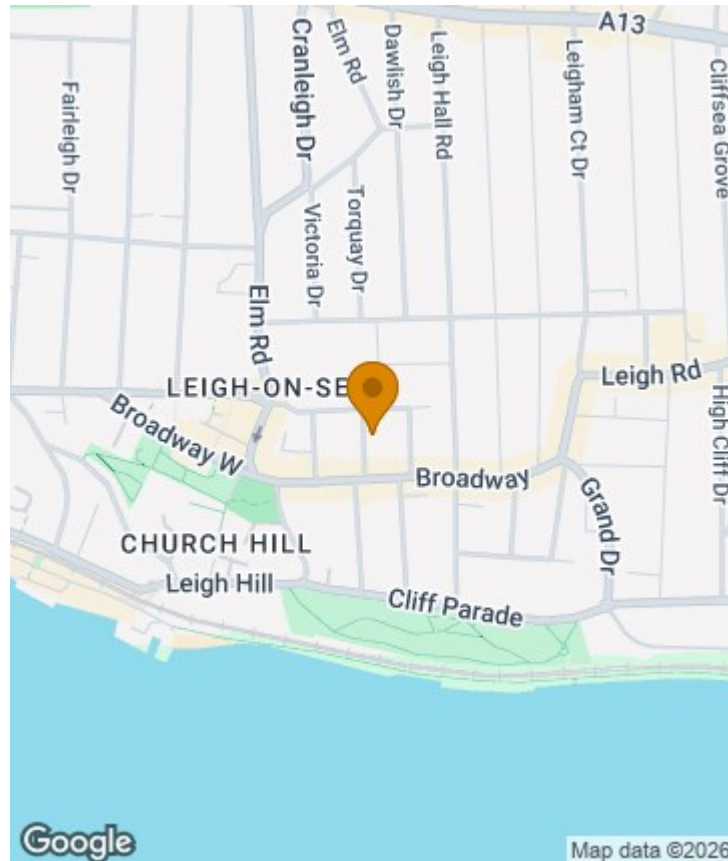
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Viewing

Please contact our Sales & Letting Office on 017027 10555 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 guideline and do not constitute any part of an offer or contract. Intending purchasers should 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 representations



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GROUND FLOOR
TWO GREAT SIZED BEDROOMS
DOUBLE GLAZED
EXCELLENT LOCAL AMENITIES

DIRECT ACCESS TO PRIVATE GARDEN
SPACIOUS LOUNGE
HIGHLY DESIRABLE LOCATION
SHORT WALK TO LEIGH ON SEA AND
CHALKWELL TRAIN STATIONS

East Street, Leigh On Sea
Offers In Excess Of
£290,000



WHAT & WHERE - A SPACIOUS TWO BEDROOM GROUND FLOOR FLAT, BENEFITTING FROM DIRECT ACCESS TO YOUR OWN PRIVATE GARDEN COMPLETE WITH SUMMER HOUSE IN THE HEART OF LEIGH ON SEA, LOCATED MOMENTS FROM LEIGH BROADWAY AND WITHIN EASY WALKING DISTANCE OF LEIGH ON SEA AND CHALKWELL TRAIN STATIONS. OFFERED FOR SALE WITH NO ONWARD CHAIN, WE STRONGLY ADVISE AN IMMEDIATE INTERNAL INSPECTION.

WHY - IN OUR OPINION THIS SUPERB PROPERTY OFFERS SOMETHING FOR EVERYBODY, WHETHER YOU ARE LOOKING TO GET YOUR FIRST STEP ON THE PROPERTY LADDER, DOWNSIZING AND WANT TO LIVE IN CLOSE PROXIMITY TO ALL THAT LEIGH ON SEA HAS TO OFFER.

 2  1  1  C Council Tax Band : A



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Turner Sales & Lettings



COMMUNAL MAIN
ENTRANCE

HALLWAY

LOUNGE
12'05" x 11'05" (3.78 x
3.48)

KITCHEN
12'03" x 6'05" (3.73 x
1.96)

WET ROOM
8'04" x 4'04" (2.54 x 1.32)

BEDROOM ONE
15'07" x 11'06" (4.75 x
3.51)

SECOND BEDROOM
12'03" x 7'10" (3.73 x
2.39)

PRIVATE REAR GARDEN

AGENTS NOTES
Lease Length - 99 years
remaining
Ground rent - £10 per
annum
Service Charge - £1835.39
per annum

Please note the above has
been supplied by the
vendor and has not been
verified by a solicitor.



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01702 710555

