



* £250,000- £270,000 * LARGE GROUND FLOOR FLAT * TWO SPACIOUS BEDROOMS * ACCESS TO YOUR OWN PRIVATE GARDEN * CENTRAL LEIGH-ON-SEA LOCATION * Situated on the ever-popular London Road in the charming seaside town of Leigh-on-Sea, this exceptional ground floor apartment, built in the 1930s, offers a delightful blend of traditional character and modern convenience. Boasting two generously sized bedrooms, this extra-large flat is perfect for those seeking both space and comfort. As you enter, you are welcomed by a

- No service charge, very low ground rent and a long lease
- Direct access to own garden
- Spacious bay-fronted lounge
- Traditional features including fireplaces throughout
- Short walk to Leigh Road and Leigh Broadway shopping facilities
- Large ground floor flat with two generously sized bedrooms
- Fully fitted kitchen-diner
- Modern bathroom suite
- Central Leigh-on-Sea location
- Walking distance to Chalkwell and Leigh Train Station

London Road

Leigh-on-Sea

£250,000

Price Guide



London Road



Frontage

Shared front garden with a pathway leading to the front door.

spacious bay-fronted lounge, which is bathed in natural light and features traditional fireplaces that add a touch of character to the living space. The fully fitted kitchen-diner is ideal for culinary enthusiasts, providing ample room for cooking and entertaining. The modern bathroom suite complements the apartment's character, ensuring a comfortable living experience. One of the standout features of this property is the direct access to your own

Lounge 12'0" x 10'11" located within walking distance to both Chalkwell and Leigh Train Stations, commuting to London

Double glazed bay windows to the front, with the top windows obscured, picture rail, coved ceiling with a

smooth coved ceiling with pendant lights, solid wood entrance door to the front with an obscured window above, large storage cupboard, laminate flooring, shopping facilities are just a short stroll away, providing a variety of shops, cafes, and restaurants to enjoy. This apartment is a perfect opportunity for first-time buyers, downsizers, or investors looking for a property that

Kitchen-Diner 13'2" x 11'0" combines charm, space, and a prime location. Don't miss the chance to make this lovely flat your new home.

Smooth coved ceiling with a pendant light, wooden door to the rear leading out to the garden, obscured window above the doors, double glazed window to the rear overlooking the garden. Modern shaker style kitchen comprising of; wall and base level units with a square edge laminate worktop, ceramic sink and drainer with a chrome mixer tap, space for a fridge freezer, space for a washing machine, range cooker with a five ring gas hob and an extractor fan above, wall mounted Worcester boiler, tiled splashback, drawers, integrated slimline dishwasher, built in storage cupboard, double radiator, lino flooring.

Bedroom One

14'11" x 9'9"

Smooth coved ceiling with a pendant light, picture rails, double glazed windows to the front, double radiator, feature fireplace with a tiled hearth and a wooden surround, laminate flooring.

Bedroom Two

12'4" x 10'9"

Pendant light, double glazed windows to the rear overlooking the garden, feature fireplace with a tiled hearth and a wooden surround, vertical column radiator, laminate flooring.

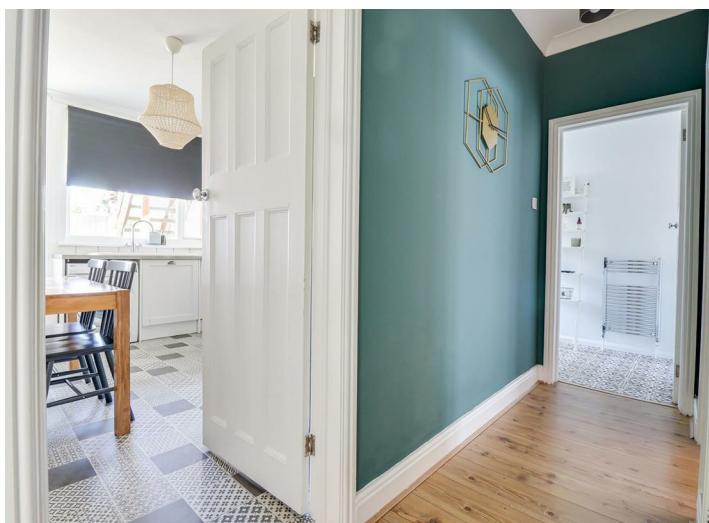
Bathroom

12'0" x 4'9"

Smooth ceiling, obscured double glazed window to the rear, tiled bath with a shower over, low-level WC, vanity unit wash basin with a tiled splashback, chrome heated towel rail, patterned tiled floor.

Rear Garden

Commences with a raised decking area with the remainder laid to lawn, shingled area to the rear with a bench seat.

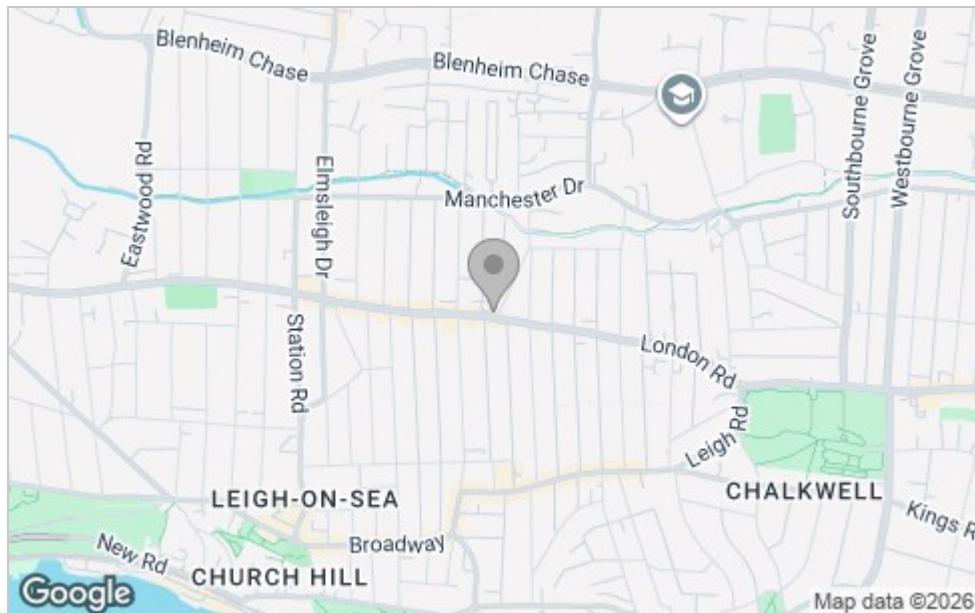


Floor Plan



TOTAL APPROX. FLOOR AREA 767 SQ.FT. (71.3 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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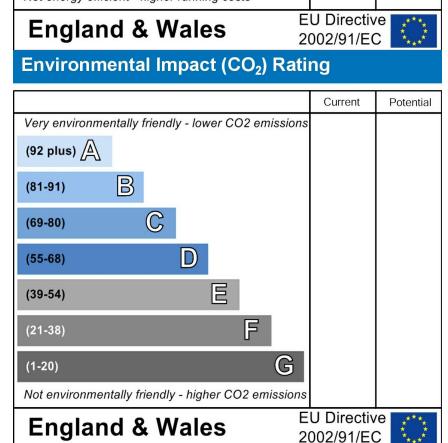
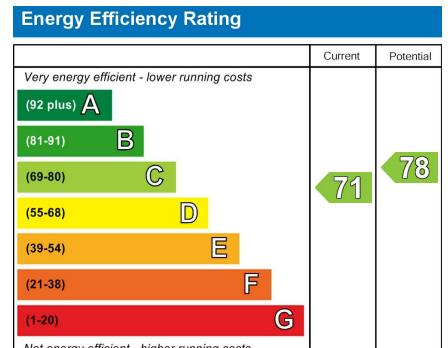
Area Map



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.

Energy Efficiency Graph



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