



Canvey Road, Leigh-On-Sea
£340,000

home.

72a Canvey Road

Leigh-On-Sea

SS9 2PA



- Large Ground Floor Apartment in the Heart of Leigh
- Two Double Bedrooms
- Contemporary Kitchen
- Modern Bathroom
- Large and Bright Lounge
- Private Rear Garden
- One Allocated Parking Space
- Garage to Rear
- Excellent Location in the Marine Estate Close to Leigh Broadway and a short walk to Leigh 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



Home Estate Agents are delighted to present this charming ground floor flat located on the sought-after Canvey Road in Leigh-On-Sea. This spacious property boasts a private entrance leading to a bright and welcoming landing, complete with two handy storage cupboards.

The flat features two generously sized bedrooms, one of which benefits from fitted storage, ensuring ample space for your belongings. The lounge is a delightful area with direct access to a private rear garden. The modern kitchen is well-equipped, making it perfect for culinary enthusiasts, while the contemporary bathroom features a 'P' shaped bath and a luxurious rainfall shower, providing a relaxing retreat.

Externally, the property offers an allocated off-street parking space at the front, a private rear garden for outdoor enjoyment, and a garage to the rear, adding to the convenience of this lovely home.

Situated just a short stroll from Leigh Broadway, you will find an array of shops, cafes, and restaurants at your fingertips. Additionally, Leigh Train Station is within easy walking distance, making commuting a breeze. Families will appreciate being within the catchment area for the highly regarded West Leigh Infant and Junior School.

This flat presents an excellent opportunity for those seeking a comfortable and well-located home in Leigh-On-Sea. Don't miss your chance to view this delightful property.





Accommodation Comprises

The property commences with a block paved driveway providing one allocated parking space. Own entrance door leading to:

L-Shaped Entrance Hall

Carpeted, skirting, storage cupboard, radiator with decorative cover. Doors to:

Lounge/Diner

15'5 x 11'9

Wood effect laminate flooring, ceiling light, dado rail, double glazed sliding patio doors leading to rear garden, radiator.

Kitchen

11'1" x 8'6

Laminate flooring, double glazed window to rear aspect, spotlighting. The kitchen is fitted to include a range of base units with rolled edge worksurfaces and matching eye level wall mounted units, stainless steel sink unit with drainer and mixer tap, tiled splashbacks, integrated electric oven with gas hob and extractor over, space for washing machine and fridge freezer, cupboard housing Valliant boiler.

Bedroom One

11'9 x 10'9

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



Bedroom Two

9'10" x 9'10"

Carpeted, skirting, ceiling light, double glazed window to front, radiator.

Bathroom

6'10" x 6'2"

Tiled effect lino flooring, skirting, ceiling light, extractor fan, double glazed obscure window to side aspect. Large P-shaped with mixer tap, separate shower over & glass screen, WC, wash hand basin with mixer tap in vanity unit with cupboards below, heated towel rail.

Externally

Rear Garden

Private rear garden commencing which is block paved, external tap, access to side.

Garage

Garage in block with up and over door.

Parking

Off street parking for one car to front.

Lease Information

Share of freehold

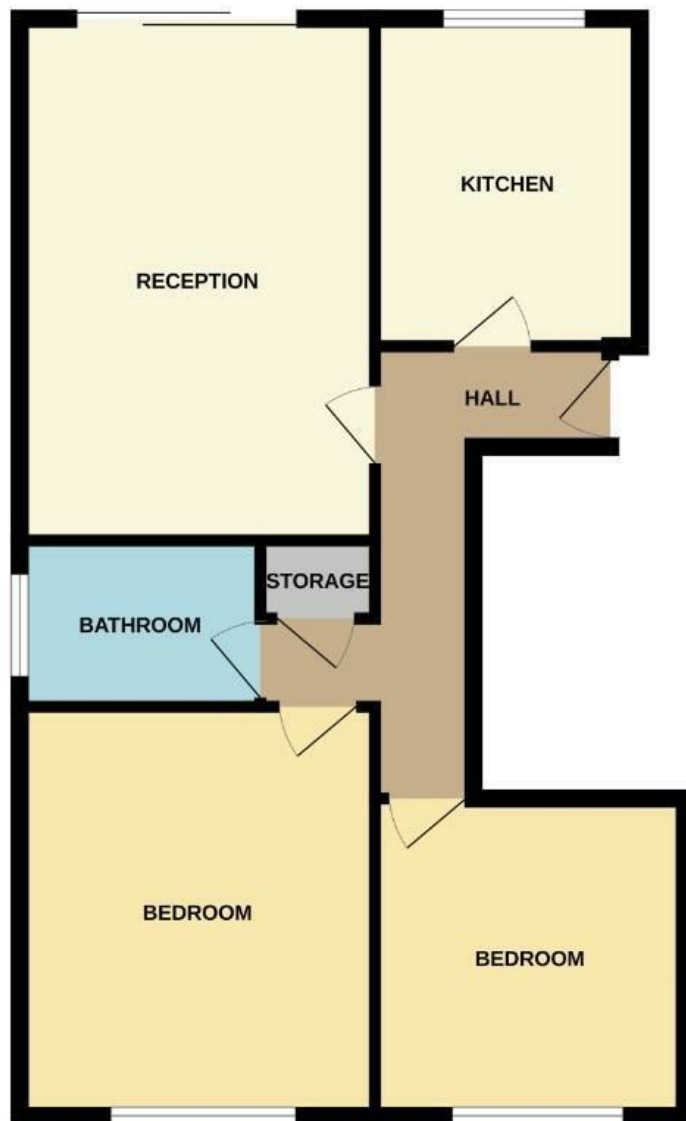
Lease: 44 years remaining

Ground Rent: £0

Service Charge: £0

Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.

GROUND FLOOR



Property Details

2 Bedrooms
1 Bathrooms
1 Reception Rooms
Flat

Approx. sq ft
EPC band: D
Tenure: Leasehold - Share of Freehold
Council Tax Band: C

£340,000

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