



London Road, Leigh-On-Sea, Essex, SS9 2UR
2 bedroom second floor flat / **Guide Price** £290,000 - £300,000 / t. 01702 555888

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Welcome to this bright and spacious **two bedroom** second floor flat with a beautiful south facing balcony providing stunning views over the surrounding area and the estuary. Boasting large lounge, well fitted kitchen/diner, generous size bedrooms and a luxury three piece shower room. The property also benefits from upvc double glazing throughout, gas central heating via combination boiler and a long lease in excess of 150 years. There could also be an excellent opportunity to extend into the roof to provide further accommodation over two floors which many of the neighbouring flats have done (subject to planning and freeholder costs to purchase).

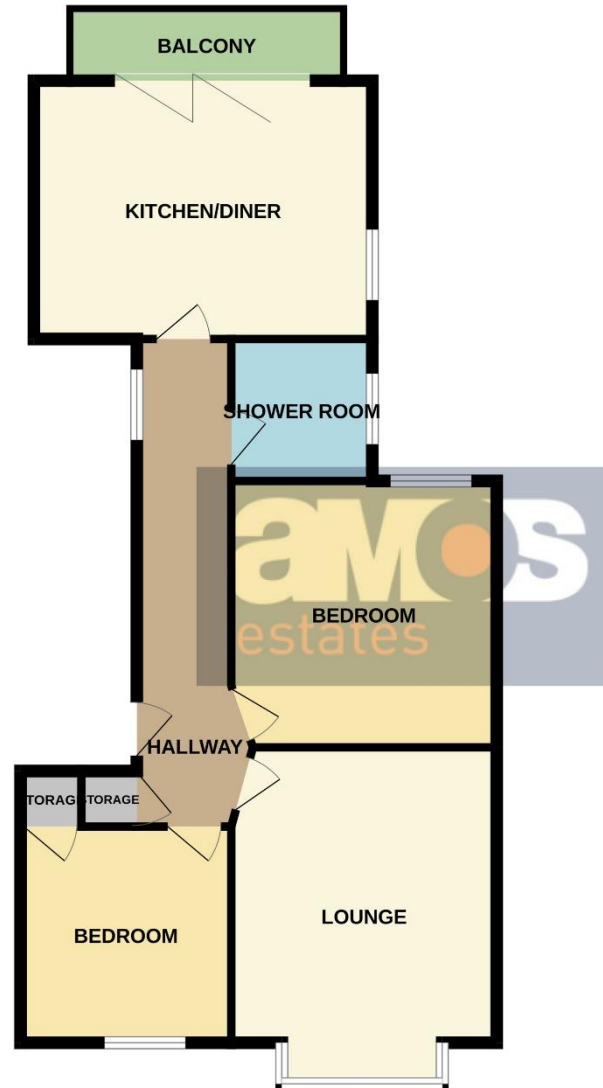
Situated in this sought after location in Leigh, with many shops, amenities and café's on your doorstep whilst also being approximately 15 minutes' walk from Leigh mainline station with direct links into London Fenchurch Street. Belfair's woods and Leigh Broadway are also a short distance away. Excellent local schools can also be found nearby, the property being within the Westleigh Primary and Belfair's Academy school catchments. Call now to book your viewing!

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GROUND FLOOR

**A space to
call home.**



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Highlights

- / Spacious & Well Presented Two Bedroom Second Floor Flat
- / Large Lounge With Square Bay Window
- / Kitchen/Diner With Bi-Folds
- / Private South Facing Balcony With Stunning Estuary Views
- / Generous Size Bedrooms
- / Modern Three Piece Shower Room
- / Upvc Double Glazing Throughout
- / Gas Central Heating Via Combination Boiler
- / Long Lease In Excess Of 150 Years
- / Reasonable Annual Charges
- / Scope To Extend Into Roof (subject to planning and freeholder costs)
- / Stones Throw From Shops & Amenities
- / Walking Distance To Leigh Mainline Station
- / Westleigh Primary & Belfair's Academy School Catchments
- / Viewings Advised





Communal entrance door opening to communal hallway, stairs leading to second floor, private entrance door to:

**Entrance Hall **

Wood effect flooring, radiator, power points, storage cupboard, smooth plastered ceiling, entry phone system, upvc double glazed window to side, doors to accommodation off.

**Lounge 15'2 Into Bay x 12'3 **

Upvc double glazed leadlight square bay window to front, fitted carpet, three radiators, attractive feature fireplace, smooth plastered ceiling, power points, T.V point.

**Kitchen/Diner 15'10 x 11'10 **

Sink with swan neck mixer tap inset into range of roll edge worktops with cupboards and drawers beneath and matching eye level units, integrated oven, space and plumbing for washing machine, space and plumbing for dishwasher, inset four ring gas hob with chimney style extractor above, wall mounted combination boiler (we are advised is less than 2 years old), tiled splashbacks, under cupboard lighting, wood effect flooring, power points, space for tall fridge/freezer, wine rack, display cabinets, T.V point, smooth plastered and coved ceiling, radiator, double glazed bi-folding doors to rear elevation leading to south facing balcony.

**Private Balcony **

A lovely south facing balcony with wrought iron surround providing beautiful views over surrounding area towards the Thames Estuary, with rear access via stairs.





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**Bedroom One 12'5 x 12'5 **

Upvc double glazed window to rear with bay seat below, fitted carpet, radiator, power points, fitted wardrobes, smooth plastered ceiling.

**Bedroom Two 10'1 x 9'11 **

Upvc double glazed leadlight window to front, radiator, fitted carpet, smooth plastered ceiling, storage cupboard.

**Shower Room **

Luxury three piece suite comprising shower cubicle with drench style showerhead above and separate handheld attachment, pedestal wash basin, push button WC, tiled walls and flooring, upvc obscure double glazed window to side, smooth plastered ceiling with inset spotlights, heated towel radiator.

**Lease Info **

199 years from 1 June 1977. We are advised the service charge is approximately £800 per annum and the ground rent is approximately £25 per annum. We are also advised that the communal entrance door and windows are due to be re-fitted and the communal hallways re-decorated shortly.

**Please Note **

There could also be an excellent opportunity to extend into the roof to provide further accommodation over two floors which many of the neighbouring flats have done (subject to planning and freeholder costs to purchase).





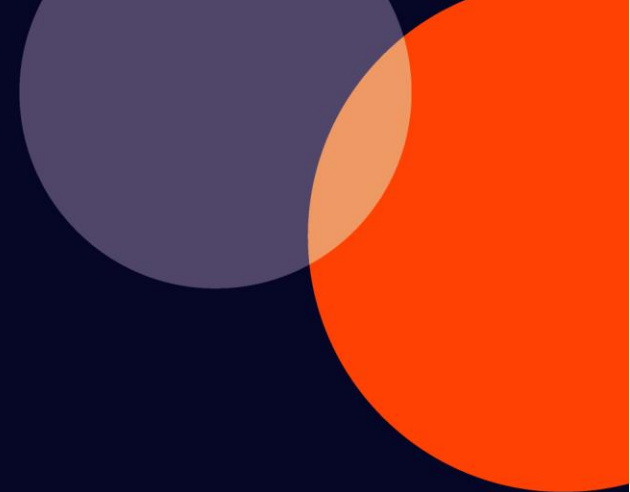


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We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them. Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

Digital Markets, Competition and Consumers Act 2024.

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