



* £325,000- £350,000 * MARINE ESTATE LOCATION * TWO DOUBLE BEDROOMS * Situated on Salisbury Road in the heart of Leigh-on-Sea, this spacious split-level maisonette offers comfortable and versatile living within easy reach of the town's excellent amenities. The accommodation includes two generously proportioned double bedrooms and a bright, spacious lounge/diner, providing an inviting setting for relaxing and entertaining. A modern, fully fitted kitchen offers ample preparation and storage space, while a well-appointed three-piece bathroom occupies the top floor. A separate WC on the first floor provides further everyday convenience. Outside, residents can enjoy attractive communal gardens, offering a peaceful space to relax. The property also benefits from a garage situated within a block to the rear, providing secure parking or useful additional storage. Ideally positioned, the maisonette is just a short stroll from Leigh's historic Old Town, renowned for its independent shops, welcoming pubs and popular eateries. The wide range of shopping facilities, cafés and restaurants along Leigh Broadway and Leigh Road are also within easy reach. Combining generous accommodation, modern features and a highly desirable coastal location, this charming maisonette presents an excellent opportunity for couples, small families or buyers seeking a well-positioned home in Leigh-on-Sea.

- Split level maisonette apartment
- Two double bedrooms
- Spacious Lounge/Diner
- Garage in a block to the rear of the building
- Short walk to Old Town, while Leigh Broadway and Leigh Road shopping facilities close by
- Located on the Marine Estate
- Top floor three-piece bathroom and first floor separate WC
- Modern fully fitted kitchen
- Attractive communal gardens
- No onward chain

Salisbury Road

Leigh-on-Sea

£325,000

Price Guide



Salisbury Road



Entrance Hallway

Smooth ceiling with a spotlights, UPVC obscured double glazed door to the front, inset coconut rug, carpeted stairs rising to:

Lounge/Diner

17'2" > 14'1" x 13'4"

Smooth ceiling with inset spotlights, vertical radiator, double glazed windows to the rear overlooking the communal gardens and garage.

First Floor WC

6'1" x 3'2"

Inset spotlights and an extractor fan, chrome heated towel rail, vanity unit wash basin with a tiled splash back, low-level WC, tiled flooring.

Kitchen

11'9" x 9'11"

Smooth ceiling with inset spotlights. Modern gloss kitchen comprising of; wall and base level units with a granite worktop, floor to ceiling unit housing an integrated fridge and freezer, integrated oven, integrated microwave, integrated five-ring gas hob with an extractor fan above, 1.5 inset stainless steel sink with draining grooves and a chrome tap, granite upstands, tiled flooring, door to:

Inner Hallway

Smooth ceiling with inset spotlight, utility meters and fuse board, radiator, carpet, centre carpeted stairs rising to:

Second Floor Landing

Smooth ceiling, double glazed window to the front, storage cupboard, carpet, door to:

Bedroom One

13'4" x 11'10"

Smooth ceiling with inset spotlights, double glazed windows to the rear overlooking the communal garden and garage, fitted blinds, radiator, carpet.

Bedroom Two

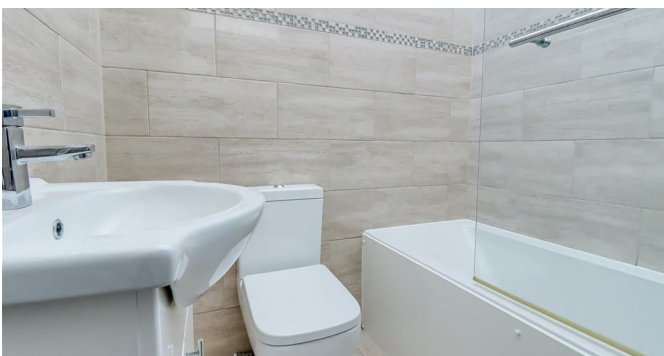
11'2" x 10'0"

Smooth ceiling with inset spotlights, double wardrobe over the stairs, double glazed window to the front with fitted blinds, radiator, carpet.

Bathroom

5'11" x 5'6"

Smooth ceiling with inset spotlights, double glazed window to the front, panelled bath with a shower over including a rainfall head and shower hose, low-level WC, chrome heated towel rail, fully tiled walls, tiled flooring.



The floor plan is divided into three main sections: Entrance Floor, 1st Floor, and 2nd Floor.

- ENTRANCE FLOOR:** Shows a small landing area with stairs leading 'UP' to the 1st floor.
- 1ST FLOOR:**
 - Garage:** A large rectangular area on the left.
 - Lounge/Diner:** A large open-plan area at the front.
 - Kitchen:** Located between the Lounge/Diner and the WC, featuring a sink, stove, and refrigerator.
 - WC:** A small toilet room.
 - Landing:** A central area with stairs leading 'UP' to the 2nd floor and 'DOWN' to the entrance floor.
 - CUP:** A small cupboard or closet area.
- 2ND FLOOR:**
 - Bedroom 1:** A large bedroom at the front.
 - Bedroom 2:** A bedroom at the back.
 - Bathroom:** Located between the two bedrooms.
 - Landing:** A central area with stairs leading 'UP' to the 2nd floor and 'DOWN' to the 1st floor.
 - CUPBOARD:** Two small storage areas, one near the top of the stairs and one near the bottom.

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 in conjunction with any prospectus purchase. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.
Made with Metropack C2005

Map of Leigh-on-Sea, Essex, showing the location of The Chartwell Hospital. The map includes labels for Marine Estate, Hadleigh Rd, Station Rd, Marine Parade, Belton Way W, New Rd, Leigh-on-Sea, Church Hill, and Broadway. A red pin marks the hospital location, and a grey pin marks a point on Hadleigh Rd. The coastline and sea are visible at the bottom.

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.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			
England & Wales EU Directive 2002/91/EC 			
Environmental Impact (CO ₂) Rating			
		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales EU Directive 2002/91/EC 			