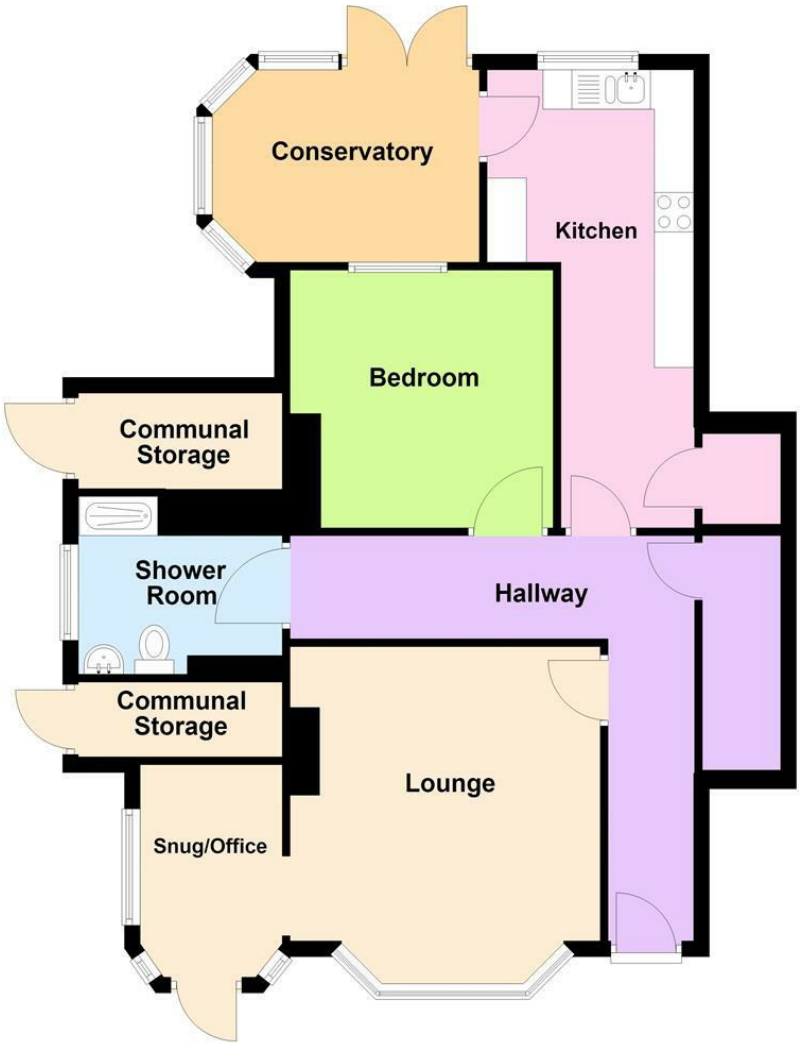
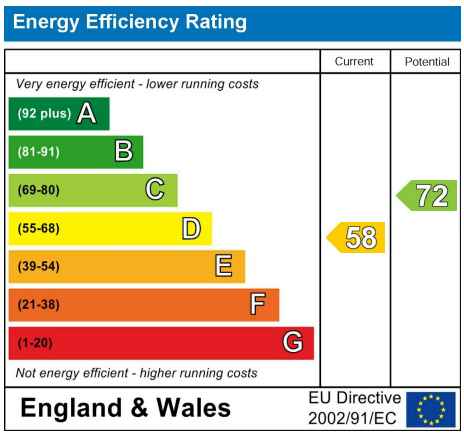
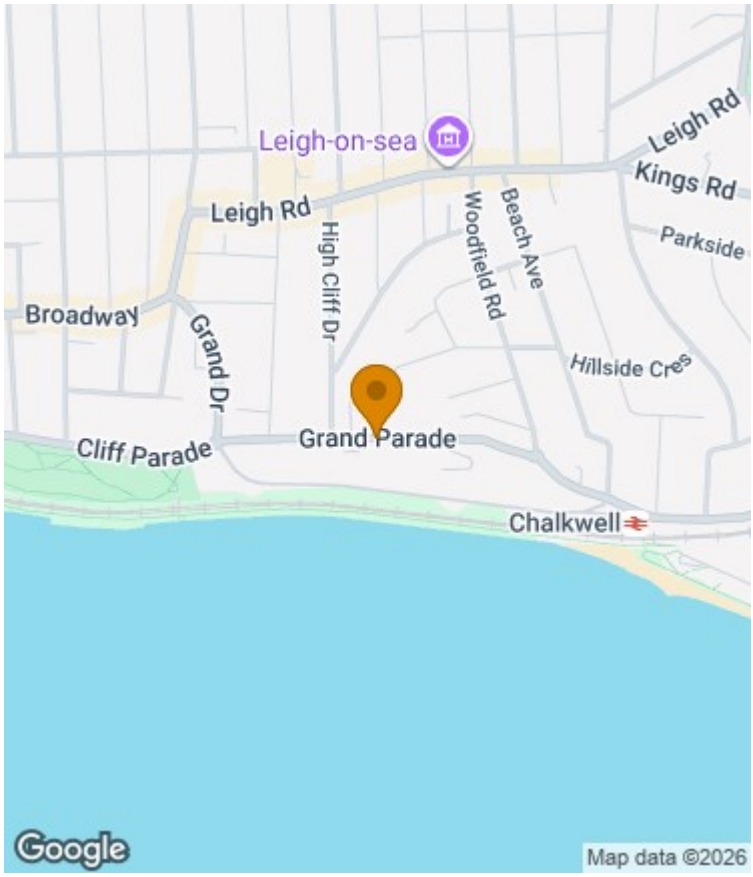
Ground Floor







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

Turner Sales & Lettings 34 Broadway, Leigh-on-Sea, Essex, SS9 1AJ 01702710555
info@turnerestates.co.uk

Turner

GROUND FLOOR FLAT BOASTING AMAZING VIEWS OVER THE ESTUARY
SHARE OF FREEHOLD
OWN SECTION OF REAR GARDEN AND PATIO AREA TO FRONT
DOUBLE BEDROOM
CONSERVATIORY WITH FRENCH DOORS ONTO REAR GARDEN
LIGHT AND AIRY THROUGHOUT WITH HIGH CEILINGS
LOW MAINTENANCE CHARGES
ALLOCATED PARKING SPACE
WELL PROPORTIONED KITCHEN LEADING ONTO CONSERVATORY
ONLY FLAT IN THE BLOCK WITH DIRECT ACCESS TO REAR GARDEN

FLAT 1, SUNNYCLIFF HOUSE, 111 GRAND PARADE, LEIGH ON SEA

GUIDE PRICE £350,000 - £375,000

WHAT & WHERE - SITUATED ON THE HIGHLY SOUGHT AFTER GRAND PARADE, THIS BEAUTIFULLY PRESENTED GROUND FLOOR APARTMENT OFFERING LIGHT AND AIRY ACCOMMODATION THROUGHOUT WITH HIGH CEILINGS AND A PERFECT BLEND OF PERIOD FEATURES AND MODERN CONVENIENCES. BEING SOLD WITH SHARE OF FREEHOLD, AND BENEFITTING FROM LOW MAINTENANCE CHARGES, FEATURES INCLUDE A WELL PROPORTIONED KITCHEN, LOUNGE WITH BAY WINDOW AND VIEWS OVER THE ESTUARY, OWN SECTION OF REAR GARDEN, ACCESSED DIRECTLY FROM THE CONSERVATORY AND PATIO TO FRONT. IDEALLY POSITIONED CLOSE TO LEIGH BROADWAY, CHALKWELL TRAIN STATION AND SEAFRONT. WE STRONGLY ADVISE AN INTERNAL VIEWING TO FULLY APPRECIATE ALL THIS WONDERFUL APARTMENT HAS TO OFFER.

WHY - WE FEEL THIS PROPERTY WOULD SUIT A FIRST TIME BUYER, DOWNSIZERS AND YOUNG PROFESSIONALS WHO COMMUTE INTO LONDON

1 1 1 D Council Tax Band : D

@turnersleigh

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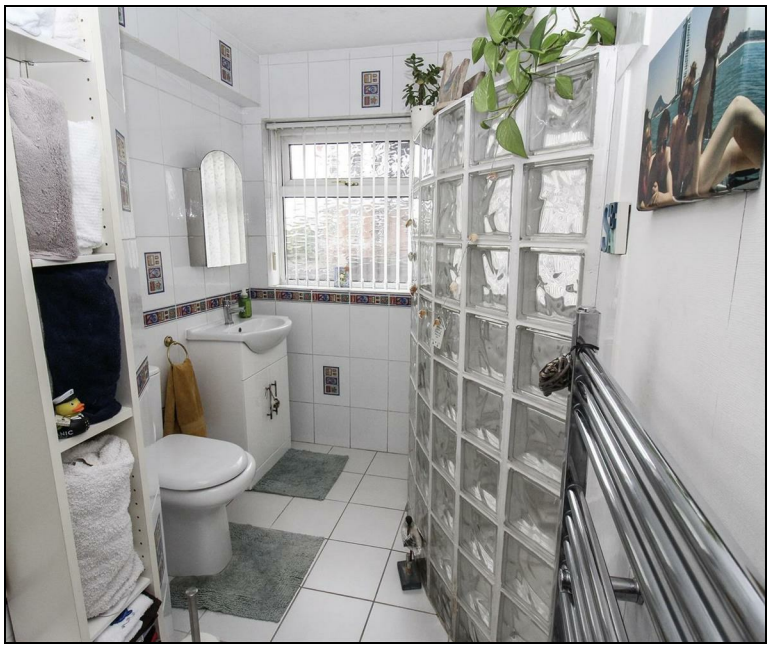

ENTRANCE HALL
16' x 11'10" reducing to 3'7" (4.88m x 3.61m reducing to 1.09m)

LOUNGE WITH BAY WINDOW
16'5" into bay x 12'11" (5.00m into bay x 3.94m)

SNUG / OFFICE
7'4" x 4'8" (2.24m x 1.42m)

FITTED KITCHEN
19'3" x 8'8" reducing to 5'8" (5.87m x 2.64m reducing to 1.73m)

CONSERVATORY
11'22 x 7'7" (3.35m x 2.31m)

BEDROOM
10'6" x 10'4" (3.20m x 3.15m)

BATHROOM
11'3" x 7'2" (3.43m x 2.18m)

REAR GARDEN DIRECTLY OFF CONSERVATORY

PATIO AREA TO FRONT

ALLOCATED PARKING SPACE

AGENTS NOTE

SHARE OF FREEHOLD

MAINTENANCE CHARGES - £50 PCM WHICH INCLUDES BUILDINGS INSURANCE

THE ABOVE INFORMATION HAS BEEN SUPPLIED BY THE SELLER AND NOT BEEN VERIFIED BY A SOLICITOR

www.turnerestates.co.uk

01702 710555

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