



Eastwood Road North

Leigh-on-Sea

- FIRST FLOOR FLAT
- TWO BEDROOMS
- CASH BUYERS ONLY
- LOVELY UNOVERLOOKED REAR GARDEN

Guide Price £170,000

****CASH BUYERS ONLY**** A two bedroom first floor apartment in a super convenient location with the benefit of a lovely private rear garden with parking in the recreational ground.





- Hair & Son are delighted to present this two bedroom first floor flat in a very popular and convenient location in Leigh-On-Sea, right near Belfairs Golf Course, the property also provides easy access to the A127, Southend Hospital and Southend Airport. The flat is also seconds away from a range of amenities that include shops, eateries and pubs. The property is also in the catchment area for The Fairway Primary School as well as Belfairs Academy.

The property is accessed via a private gate off of the fairway, which lead to the garden steps and stairs that take you to your own private entrance into the property.

The kitchen features a range of base and eye level units with a stainless steel sink and tiled splashback. Space is given for cooker, fridge freezer and washing machine.

The two bedrooms are both well proportioned



with the second bedroom off of the kitchen.
The master bedroom measures 12'5 x 11'8.

The three piece bathroom comprises of a low level w/c, bathtub with shower attachment and wash hand basin.

The heart of the home is the lovely living room, this room provides a peaceful retreat and a good place to entertain.

Externally the rear garden is un-overlooked, consisting of a patio area with a pathway leading to the garden gate and a lawn area.

The property is marketed with 61 years remaining on the lease, therefore cash buyers are required.

LOUNGE

15' 7" x 14' 2" (4.75m x 4.32m)

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BEDROOM ONE

12' 5" x 11' 8" (3.78m x 3.56m)

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BEDROOM TWO

9' 1" x 9' 1" (2.77m x 2.77m)

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KITCHEN

9' 4" x 8' 9" (2.84m x 2.67m)

•

BATHROOM

HALL

TENURE

LEASE REMAINING - 61 YEARS

GROUND RENT - £100 PER ANNUM

COUNCIL TAX - A

EPC - TBC

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.

First Floor

Approx. 58.9 sq. metres (634.2 sq. feet)



Total area: approx. 58.9 sq. metres (634.2 sq. feet)

Regulated by RICS

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