



* £300,000 - £330,000 * HUGE POTENTIAL FOR PARKING - SEE NOTES * PRIVATE BALCONY * PRIVATE ENTRANCE * SOUTH OF LONDON ROAD * WALK TO CHALKWELL STATION AND THE BROADWAY * THREE BEDROOM FIRST-FLOOR FLAT * This three-bed gem is in a perfect location south of the London Road and just minutes from Leigh Road and the Broadway, and even comes with a private entrance, a private balcony and huge scope for off-street parking on the private front garden. The internal accommodation is comprised of; three well-proportioned bedrooms with the master having fitted wardrobes and a feature fireplace, a great-sized bay fronted lounge-diner, a practical kitchen-breakfast room with access to the balcony and a contemporary three-piece family bathroom. The school catchment area offers both Chalkwell Hall and Darlington as well as Belfairs Acadmey, while the prestigious grammar schools are nearby. A short walk will get London commuters to Chalkwell Station, as well as the beachfront and Chalkwell Park. This stunning home is available to view now!

Tax band: B

- Huge floorplan/layout
- Private balcony
- Walk to Chalkwell Station for London commuters
- Large front reception and a kitchen-breakfast room
- Bay-fronted character building
- Potential for parking on a deeper-than-average driveway
- Private entrance
- First floor flat with three bedrooms
- Minutes from the Leigh Road/the Broadway
- South of the London Road location

Lord Roberts Avenue

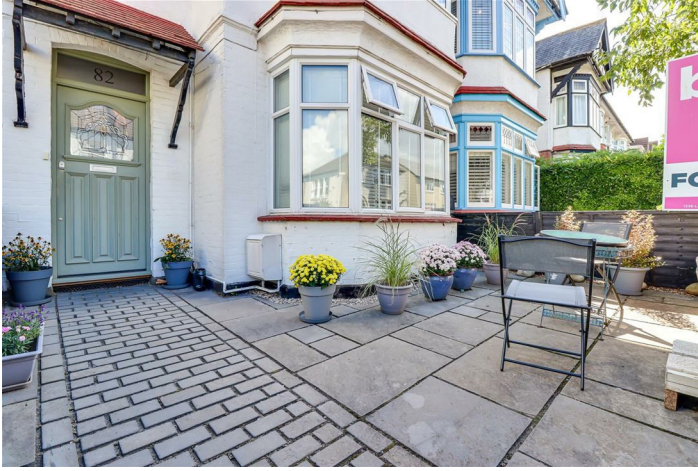
Leigh on Sea

£300,000

Price Guide



Lord Roberts Avenue



Frontage/Private Entrance

Huge potential for parking on a deeper-than-average front garden that is fully owned by the upstairs flat. Attractive period facade with a wooden and glazed private entrance door leading to a ground floor hallway with double radiator, dado rail, skirting and coat hanging space and a carpeted staircase and rising to the first floor landing.

First Floor Landing

Obscured UPVC double glazed side window, small storage space, loft access, radiator, DD rail, skirting and carpet.

Lounge-Diner

20'1" × 11'6"

UPVC double glazed bay fronted window, feature fireplace with wooden surround and tiled hearth, double radiator and further single radiator, original cornice, dado rail, skirting and carpet.

Bedroom One

13'3" × 9'8"

UPVC double glazed rear window, fitted wardrobes, feature fireplace, radiator, coving, picture rail, skirting and carpet.

Bedroom Two

9'11" × 9'6"

UPVC double glazed rear window, double radiator, picture rail, skirting and carpet.

Bedroom Three

7'4" × 5'10"

UPVC oriel window to front aspect, radiator, wall-mounted boiler in cupboard, coving, skirting and carpet.

Three-Piece Family Bathroom

9'4" × 4'6"

Obscured UPVC double glazed side window, traditionally styled bath with shower over and glass screen, chrome towel radiator, WC, floating vanity unit with wash basin and chrome mixer tap, spotlighting, extractor fan and fully tiled walls and flooring.

Kitchen-Breakfast Room

10'0" × 9'1"

UPVC double glazed door and window for access to private balcony as well as a UPVC double glazed window to side aspect, shaker style kitchen units both wall-mounted and base level comprising; stainless steel sink with drainer and chrome mixer tap, four ring burner gas hob with stainless steel extractor hood over, integrated oven, integrated/freezer, integrated washing machine, breakfast bar, spotlighting, radiator, skirting and tile effect lino flooring.

Private Balcony

Wooden balustrades with a decked floor and space for a table and chair.

Agents Notes:

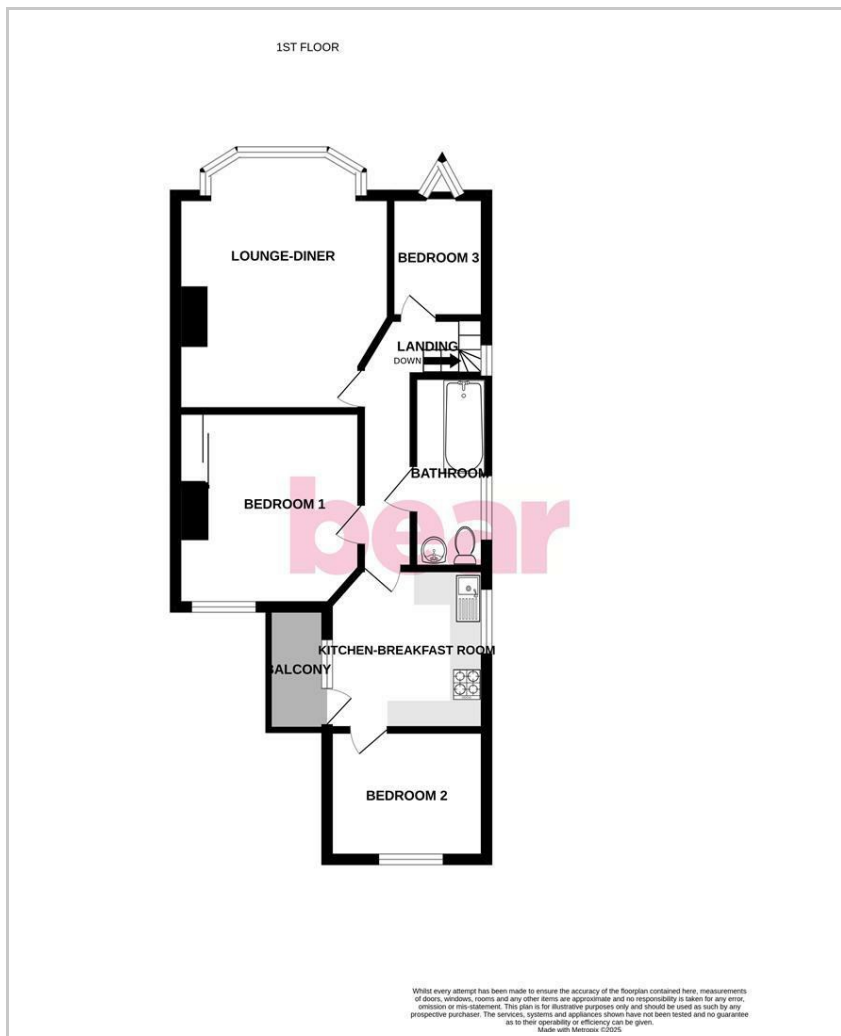
Huge potential for parking as the front garden is larger-than-the average for this road and is fully owned by this flat.

In recent years there has been; a new boiler, new consumer unit and new UPVC double glazing.

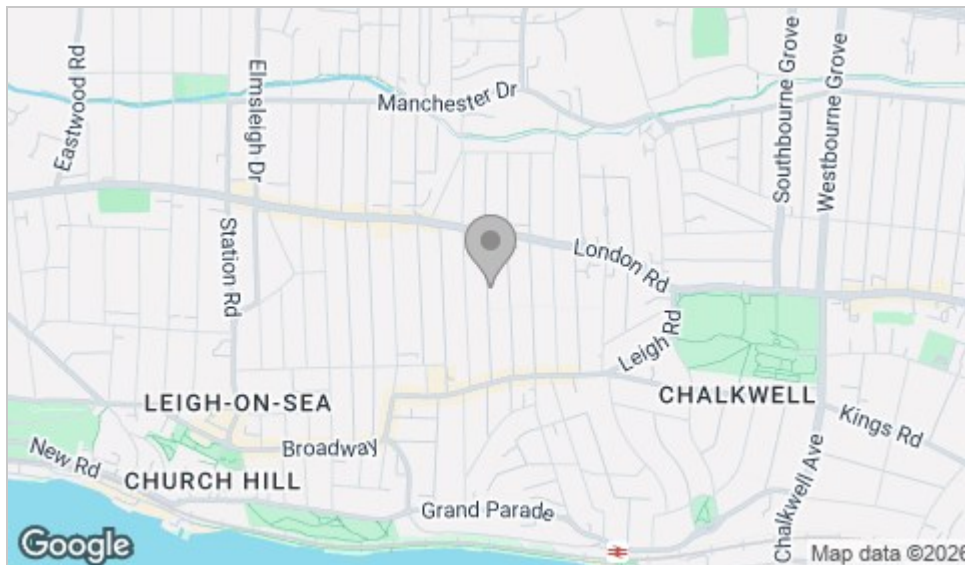
Council tax band: B



Floor Plan



Area Map



Viewing

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.

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Energy Efficiency Graph

