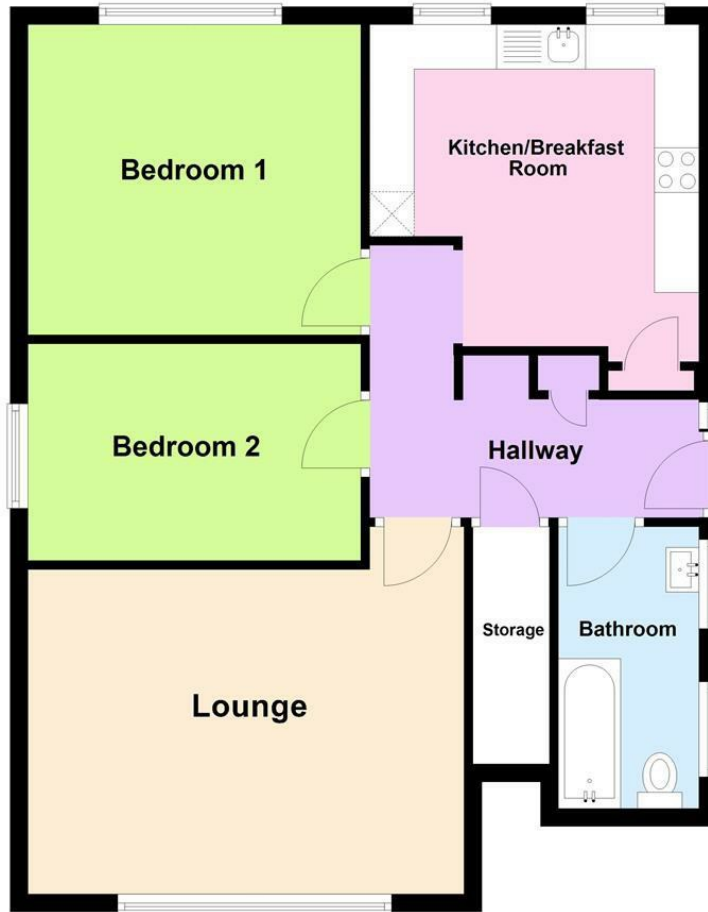


Ground Floor



This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate. Plan produced using PlanUp.

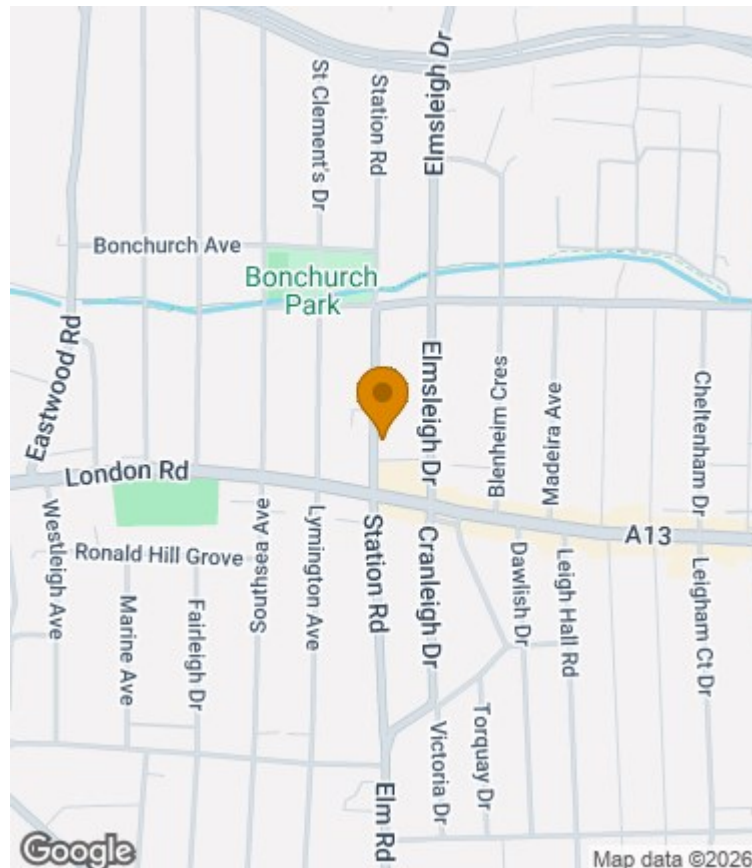
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(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	

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 Estates 34 Broadway, Leigh-on-Sea, Essex, SS9 1AJ
01702710555
info@turnerestates.co.uk



BEING SOLD WITH THE FREEHOLD
CLOSE TO LONDON ROAD AND TRANSPORT LINKS
GREAT SIZED FITTED KITCHEN / BREAKFAST ROOM
PLENTY OF STORAGE
LARGE MODERN BATHROOM

EXCEPTIONALLY SPACIOUS GROUND FLOOR FLAT
TWO DOUBLE BEDROOMS
GARAGE TO REAR
PRIVATE REAR GARDEN
NO ONWARD CHAIN - MOVE STRAIGHT IN

Station Road, Leigh-On-Sea
Guide Price
£325,000



WHAT & WHERE - AN EXCITING OPPORTUNITY TO PURCHASE THIS EXCEPTIONALLY SPACIOUS GROUND FLOOR FLAT, BEING SOLD WITH THE FREEHOLD. JUST NORTH OF THE LONDON ROAD, THE FLAT IS PERFECTLY PLACED FOR LOCAL SHOPS, SCHOOLS, TRAIN STATION AND TRANSPORT LINKS. WITH LOADS OF STORAGE, MODERN KITCHEN / DINER, SPACIOUS BATHROOM, GARAGE AND PRIVATE REAR GARDEN, THIS PROPERTY DESERVES AN IMMEDIATE INTERNAL INSPECTION.

WHY - PERFECT AS A FIRST PURCHASE, INVESTMENT PROPERTY OR A DOWNSIZER LOOKING TO BE IN A CENTRAL AND CONVENIENT LOCATION. WE FEEL THIS SUPER PROPERTY OFFERS SOMETHING FOR EVERYBODY.

 2  1  1  C Council Tax Band : B



@turnersleigh



Turner Sales & Lettings



ENTRANCE HALL

11'1" x 9'5" reducing to
6'6" (3.38m x 2.87m
reducing to 1.98m)

LOUNGE

16'1" plus door recess x
11'11" (4.90m plus door
recess x 3.63m)

**FITTED KITCHEN /
BREAKFAST ROOM**

12'2" x 11'11" (3.71m x
3.63m)

BEDROOM ONE

12'2" x 11'6" (3.71m x
3.51m)

BEDROOM TWO

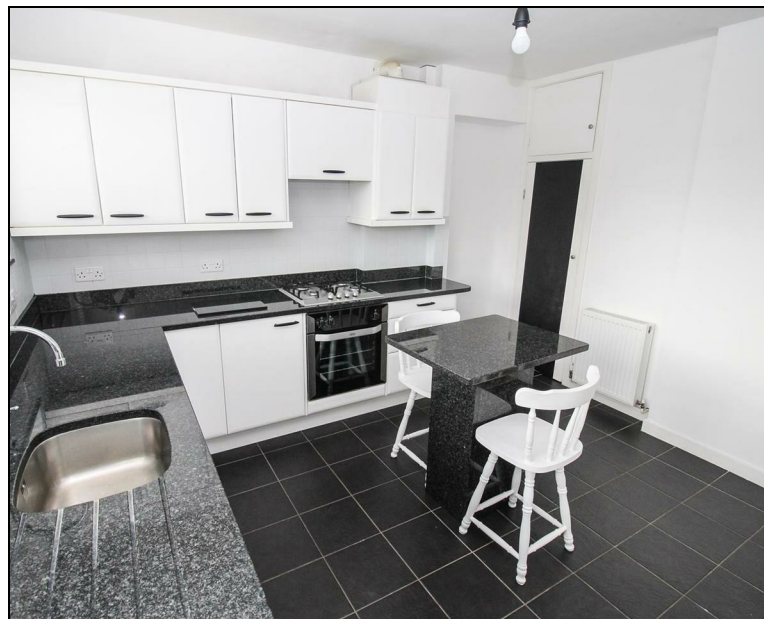
12'1" x 7'11" (3.68m x
2.41m)

BATHROOM

10'4" x 5'2" (3.15m x
1.57m)

PRIVATE REAR GARDEN

**GARAGE IN BLOCK TO
REAR**



www.turnerstates.co.uk

01702 710555

