



Cliff Gardens, Leigh-On-Sea

Asking Price £425,000

home.

2a Cliff Gardens

Leigh-On-Sea

SS9 1EY



- Truly Unique Split Level First & Second Floor Apartment
- Three Double Bedrooms
- Excellent Potential to Create Your Dream Home
- Two South Facing Balconies & Private Roof Terrace with Panoramic Sea Views
- Spacious Front Lounge with Bay Window and Sea Views
- Modern Kitchen with Ample Storage
- Three Piece Bathroom
- No Onward Chain and Full Freehold
- Private Rear Garden
- Superb Location Close To Chalkwell Station, Leigh Broadway and the Beach

Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033





Home Estate Agents are delighted to offer for sale this truly unique split level apartment, arranged over the first and second floors, boasting exceptional sea views, generous living space and exciting potential to create a stunning coastal home, all offered with no onward chain and a share of freehold.

Set within a highly desirable location close to Chalkwell Station, Leigh Broadway and the seafront, this characterful property offers a rare opportunity for buyers seeking both space and lifestyle. The accommodation is well laid out across two floors, providing a sense of separation and versatility that is seldom found in apartments.

The main living area is a spacious front lounge, enhanced by a bay window that frames attractive sea views and floods the room with natural light. The kitchen is modern in design and offers ample storage, presenting a solid foundation for further enhancement if desired.

There are three well-proportioned double bedrooms, making the property ideal for families, those working from home or buyers seeking additional guest space. A three piece bathroom suite serves the accommodation.

One of the standout features of this home is the exceptional outdoor offering. With two south facing balconies and a private roof terrace, the property enjoys panoramic coastal views and superb sun exposure throughout the day, creating the perfect setting for relaxing or entertaining.





Accommodation Comprises

The property is approached via a communal pathway leading to the communal porch with part tiled walls. Wooden entrance door leading into:

Communal Hallway

Laminate flooring, wall panelling, dado rail, picture rail, coved cornice, ceiling light. Private entrance door leading to carpeted stairs leading to:

First Floor Landing

Carpeted, skirting, ceiling light, carpeted stairs leading to second floor, radiator. Doors to:

Bedroom Two

11'6" x 12'11"

Carpeted, ceiling light, vaulted ceiling, double glazed window to the rear aspect and single glazed window to the side aspect, Shiplap panelled walls, feature fireplace with tiled surround and wooden mantle, radiator.

Utility Room

Lino flooring, part panelled walls, spotlighting, space and plumbing for washing machine, double glazed window to side aspect, wooden door to stairs leading down to the rear garden.

Bathroom

Tiled effect lino flooring, tiled walls, ceiling light, double glazed obscure window to side aspect, WC, wash hand basin, panelled bath with shower over and Rainfall shower, heated towel rail.

Kitchen

3.05m x 4.01m

Tiled effect flooring, skirting, picture rail, ceiling light, double glazed window to rear aspect, radiator. The kitchen is fitted to include a stainless steel worksurface with inset sink with drainer and mixer tap, tiled splashback, feature exposed brick wall, range of base and wall cabinetry, space for fridge freezer, freestanding oven with four ring hob, Worcester combi boiler.

Lounge

17'5" x 18'11"

Wooden flooring, skirting, coved cornice, two radiators, ceiling light, feature cast iron fireplace with tiled surround and hearth, large double glazed bay window to front aspect with excellent sea views and double glazed door leading to a south facing balcony

Balcony

First floor south facing balcony with excellent sea views, non-slip metal floor and wooden railings.

Second Floor Landing

Carpeted, skirting, skirting, wall lighting, storage cupboard, stairs leading to roof terrace, double glazed window to the rear aspect. Doors to:

Bedroom One

14'2" x 17'5"

Carpeted, skirting, picture rail, ceiling light and wall lighting, vaulted ceiling with exposed wooden beams, feature fireplace with stone hearth, radiator, large storage cupboard, open wardrobe space with shelving and hanging rail, single glazed arched window to front aspect with excellent sea views and double glazed door leading to a south facing balcony.

Balcony

First floor south facing balcony with excellent sea views, non-slip metal floor, wall light and wooden railings.

Bedroom Three

10'2" x 12'4"

Carpeted, skirting, picture rail, radiator, double glazed window to the rear aspect, open wardrobe space with shelving and hanging rail, cast iron feature fireplace, infrared sauna with lighting and in-built speakers (to remain).

Roof Terrace

Roof terrace with Panoramic views including southernly and westerly views of the sea, wooden decking.

Rear Garden

Rear garden with patio area, storage shed (to remain).









Property Details

3 Bedrooms
1 Bathrooms
1 Reception Rooms
Flat

Approx. sq ft
EPC band: D
Tenure: Freehold
Council Tax Band: D

£425,000

Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033



TOTAL FLOOR AREA : 1368 sq.ft. approx.
Made with Metropix ©2022

home.



Scan QR code for
our Instagram

homeofleigh.com

The Old Bank, 26 Broadway
Leigh-on-Sea, SS9 1AW

01702 480 033

