



Woodfield Road, Leigh-On-Sea  
£495,000

home.



# 82 Woodfield Road

Leigh-On-Sea  
SS9 1ET



- Surprisingly Spacious Three Bedroom First Floor Apartment
- Share of Freehold
- West Facing Lounge With Estuary Views
- Open Plan Kitchen & Family Room
- Small Courtyard & Off Street Parking For One Vehicle
- Walking Distance Of Wonderful Amenities & Chalkwell Mainline Station

## 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 of Leigh are delighted to offer for sale this wonderful and surprisingly spacious share of freehold, three bedroom first floor apartment, which was originally built as a 'Gentlemen's Holiday Villa' in 1910 and comes with the of a small courtyard and off street parking for one vehicle.

The property is approached via its own private entrance door with stairs to the first floor split level landing, a west facing lounge with estuary views, a separate open plan kitchen & family room, three

great size double bedrooms plus an additional study and modern four piece bathroom suite.

Externally there is a small courtyard with private access, an ideal space for bikes or paddle boards along with off street parking to the front for one vehicle.



Located on Woodfield Road in Leigh On Sea, a fantastic turning just off Leigh Road and therefore being within walking distance of all the wonderful amenities on offer as well as Chalkwell mainline railway station, giving direct access to London Fenchurch Street.



**Accommodation Comprises:**

The property is approached via its own private part glazed entrance door leading to:

**Entrance Hall:**

Door leading to the courtyard, further door with stairs leading to:

**First Floor Split Level Landing:**

22'9 x 3'9

A spacious landing which is carpeted, picture rail, dado rail, cast iron effect radiator, doors to:

**Lounge:**

16'1 (into bay) x 12'2

Double glazed sash bay window to front aspect with views down Woodfield Road towards the estuary, wood laminate flooring, coved cornice to ceiling with ceiling rose, cast iron effect radiator.

**Open Plan Kitchen/Diner:**

23'6 x 16'5 (reducing to 8'6)

A wonderful open plan living space with two clearly defined areas as follows:

**Kitchen Area:**

10'6 x 8'6

Double glazed window to rear aspect. The kitchen is fitted to include a modern sink unit with mixer tap, inset into a range of roll edge work surfaces with cupboards and drawers beneath, integrated oven, hob and extractor hood, further range of matching eye level wall mounted units, appliance space and plumbing for washing machine, integrated dishwasher, tiled flooring, open plan to:

**Dining/Living Area:**

16'5 x 12'8

Double glazed bay window to rear aspect with estuary views, wood laminate flooring, feature panelling to ceiling with ceiling rose, feature fireplace with tiled hearth and twin matching alcove, floor to ceiling storage cupboards, cast iron effect radiator.

**Bedroom One:**

17'1 (into bay) x 11'1

Double glazed sash bay window to front aspect with views down Woodfield Road towards the estuary, wood laminate flooring, coved cornice to ceiling with ceiling rose, feature tiled fireplace, cast iron effect radiator.

**Bedroom Two:**

15'1 x 12'9

Double glazed window to rear aspect, wood laminate flooring, tiled fireplace, alcove storage cupboard, coved cornice to ceiling with ceiling rose, picture rail, cast iron effect radiator.

**Bedroom Three:**

12'1 (reducing to 9'1) x 11'1

Double glazed window to side aspect, wood laminate flooring, alcove storage cupboard, cast iron effect radiator.







#### Study:

11'4 x 4'1

Sash window to front aspect, exposed floorboards, smooth plastered ceiling.

#### Bathroom:

7'3 x 6'1

Two double glazed obscure windows to side aspect, modern four piece suite comprising; bath with mixer tap, fully tiled shower cubicle, low level WC, pedestal wash hand basin, tiled flooring, smooth plastered ceiling, heated towel rail.

#### Externally:

##### Small Courtyard:

The property benefits from a small shingled courtyard area.

##### Front Garden:

The front of the property is paved providing off street parking for one vehicle.

#### Agents Note:

The vendor has plans drawn up and which have been agreed and passed by the council to provide a loft extension, creating a large master bedroom with dressing area and en suite. Plans available upon request.

#### Lease Information

Share of Freehold















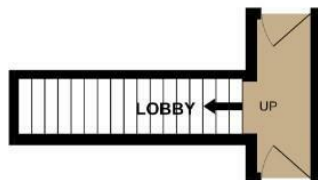




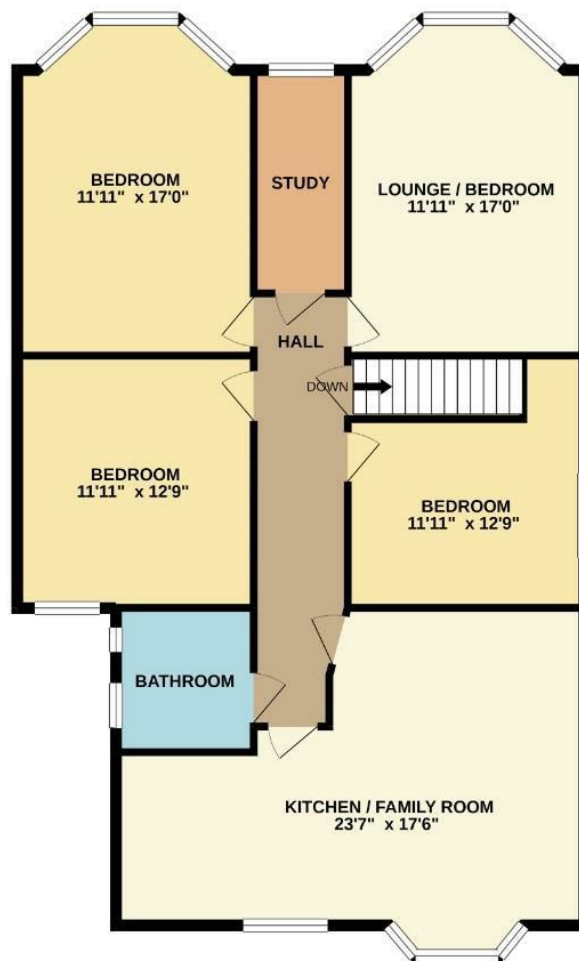




GROUND FLOOR  
65 sq.ft. approx.



1ST FLOOR  
1199 sq.ft. approx.



TOTAL FLOOR AREA: 1264 sq.ft. approx.  
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## Property Details

3 Bedrooms  
1 Bathrooms  
2 Reception Rooms  
Flat

Approx. 1264.00 sq ft  
EPC band: D  
Tenure: Share of Freehold  
Council Tax Band: C

£495,000

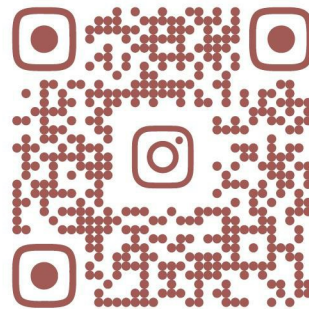
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