



* £280,000 - £290,000 * Located on London Road in the heart of Leigh-on-Sea, this attractive second-floor apartment offers spacious accommodation, sea views and a highly convenient position close to a wide range of local amenities. The property features two well-proportioned bedrooms together with a bright bay-fronted lounge, providing a comfortable and inviting space to relax. A modern fitted kitchen leads directly onto a private balcony, where impressive sea views create the perfect setting for enjoying a morning coffee or unwinding at the end of the day. Further accommodation includes a well-appointed bathroom, while parking is available to the rear of the building on a first-come, first-served basis. Ideally positioned within walking distance of both London Road and Leigh Road, the apartment is surrounded by an excellent selection of shops, cafés, restaurants and everyday amenities, while Leigh-on-Sea's popular coastal attractions are also within easy reach. Combining generous living space, a private balcony and attractive sea views, this well-located apartment presents an excellent opportunity for buyers looking to enjoy convenient coastal living in Leigh-on-Sea.

- Stunning second floor flat
- Parking to the rear on a first come first serve basis
- Master bedroom with fitted wardrobed
- Two bedrooms
- Old Leigh and Leigh Broadway close by
- Kitchen leading to a balcony offering sea views
- Cozy bay-fronted lounge
- Modern three-piece bathroom
- Walking distance to London Road and Leigh Road shopping facilities
- Leigh Train Station walking distance for London commuters

London Road

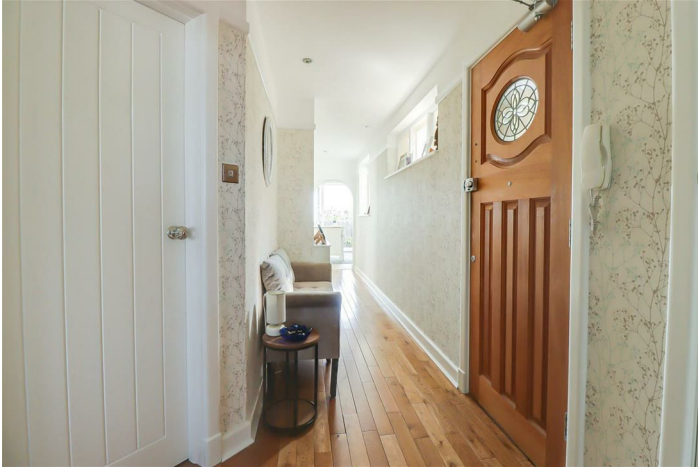
Leigh-on-Sea

£280,000

Price Guide



London Road



Frontage

Composite entrance door leading to:

Communal Entrance Hallway

Smooth ceiling with pendant lights, carpet, stairs rising to:

Second Floor Landing

Smooth ceiling with a pendant light, carpet, door to:

Entrance Hallway

22'8" x 4'3" > 3'1"

Smooth ceiling with inset spotlights, picture rails, solid wood door to the side, entry phone system, cupboard housing the utility meters, obscured double glazed windows to the side, radiator with a radiator cover, wood effect laminate flooring, open archway to:

Kitchen/Diner

14'6" x 12'2"

Smooth coved ceiling with inset spotlights, double glazed window to the side, double glazed patio doors to the rear leading out to the balcony. Modern white kitchen comprising of; wall and base level units with a wooden effect roll edge laminate worktop, inset sink and drainer with a chrome tap, space for an oven and grill with a four ring gas hob and extractor fan over, space for a washing machine, space for a fridge freezer, centre island with a roll edge wooden worktop, two-seater breakfast bar, ample storage, pan drawers, inset shelving in the island, floor to ceiling cupboard housing a wall mounted Ideal boiler, wood effect laminate flooring.

Balcony with Sea Views

Wrought iron balustrade, artificial lawn area, offers sea views.

Bay-Fronted Lounge

15'3" into the bay x 12'2"

Smooth ceiling with a pendant light, double glazed bay window to the front with fitted shutter blinds, feature fireplace with a gas fire, inset shelving, storage units, radiator, carpet.

Bedroom One

14'8" max x 12'5"

Smooth ceiling with a pendant light, double glazed window to the side offering sea views and a window ledge seat, built-in floor to ceiling mirrored wardrobes, radiator, carpet.

Bedroom Two

10'10" x 9'10"

Smooth ceiling with a pendant light, picture rails, double glazed window to the front with fitted shutter blinds, built-in storage cupboard, radiator, wood effect laminate flooring.

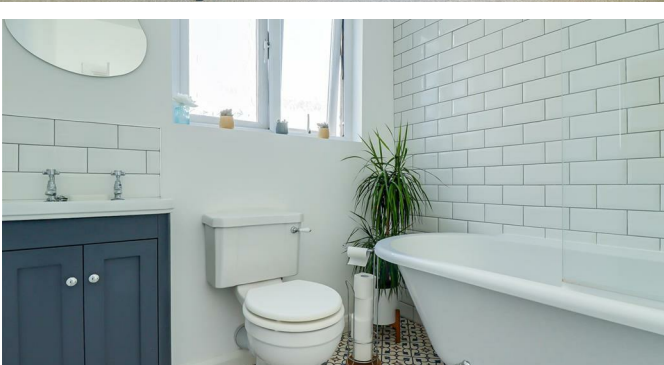
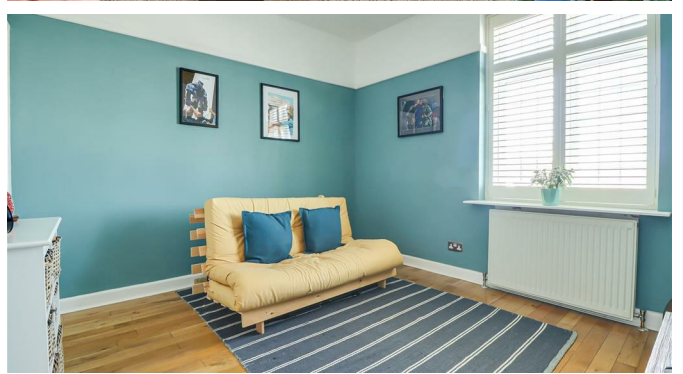
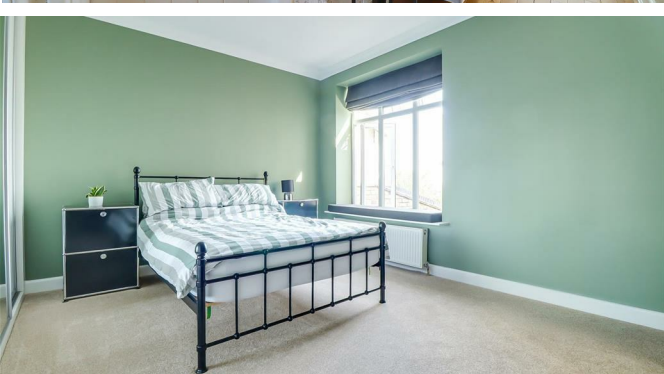
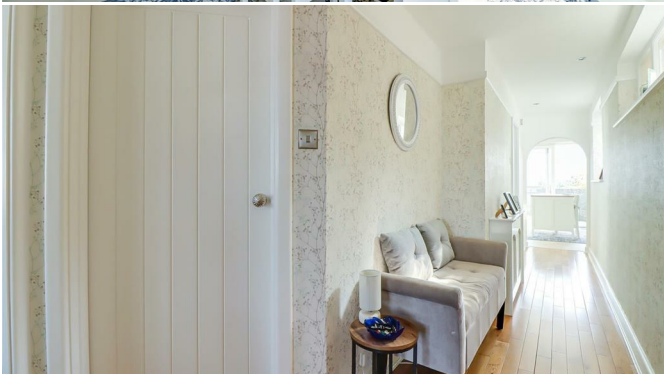
Bathroom

6'10" x 6'7"

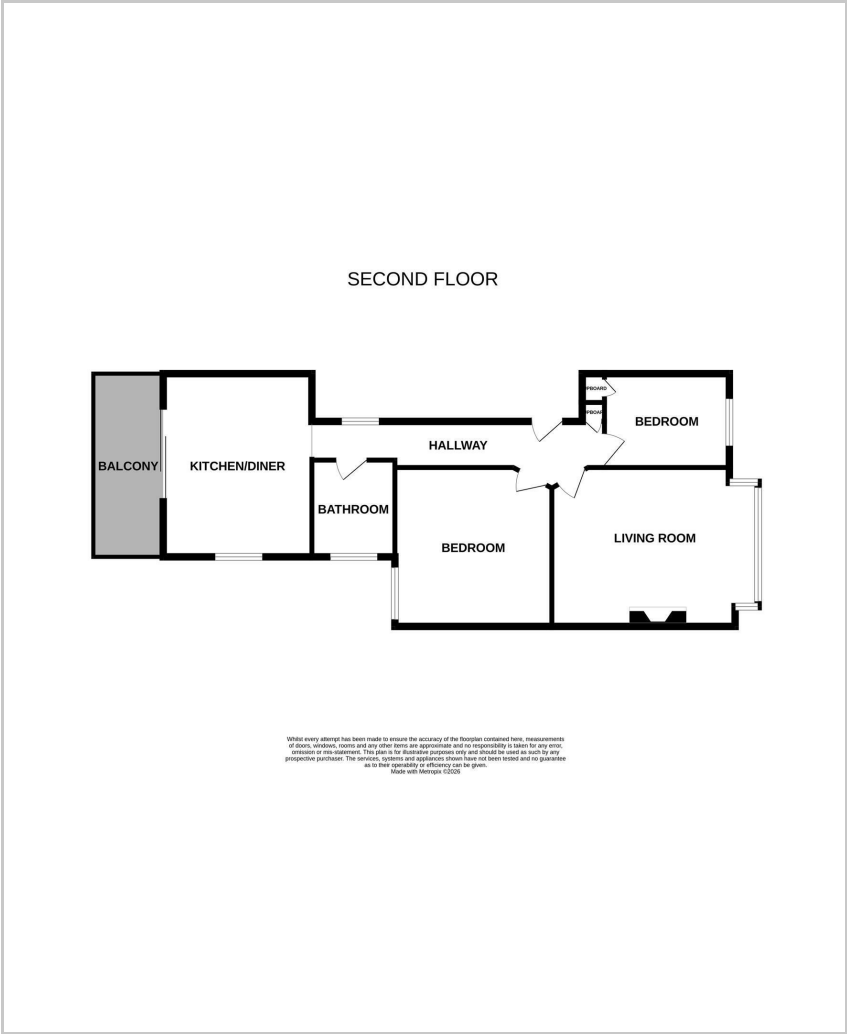
Smooth ceiling with inset spotlights, obscured double glazed window to the side, panelled bath with a rainfall head and a shower hose attachment, low-level WC, vanity unit wash basin, wall mounted chrome heated towel rail, patterned tiled flooring.

Exterior

Parking to the rear of the property.
PLEASE NOTE: the parking is on a first come first serve basis.



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

