



Leigh Hall Road, Leigh-On-Sea  
Offers Over £250,000

home.

# 23B Leigh Hall Road

## Leigh-On-Sea

### SS9 1RL



- Delightful One Bedroom First Floor Apartment
- Heart of Leigh-on-Sea
- No Onward Chain
- Great Size Lounge
- Separate Modern Fitted Kitchen
- Perfectly Positioned For Leigh Broadway
- Within A Short Stroll Of The Beach & Chalkwell Station

#### Interested?

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

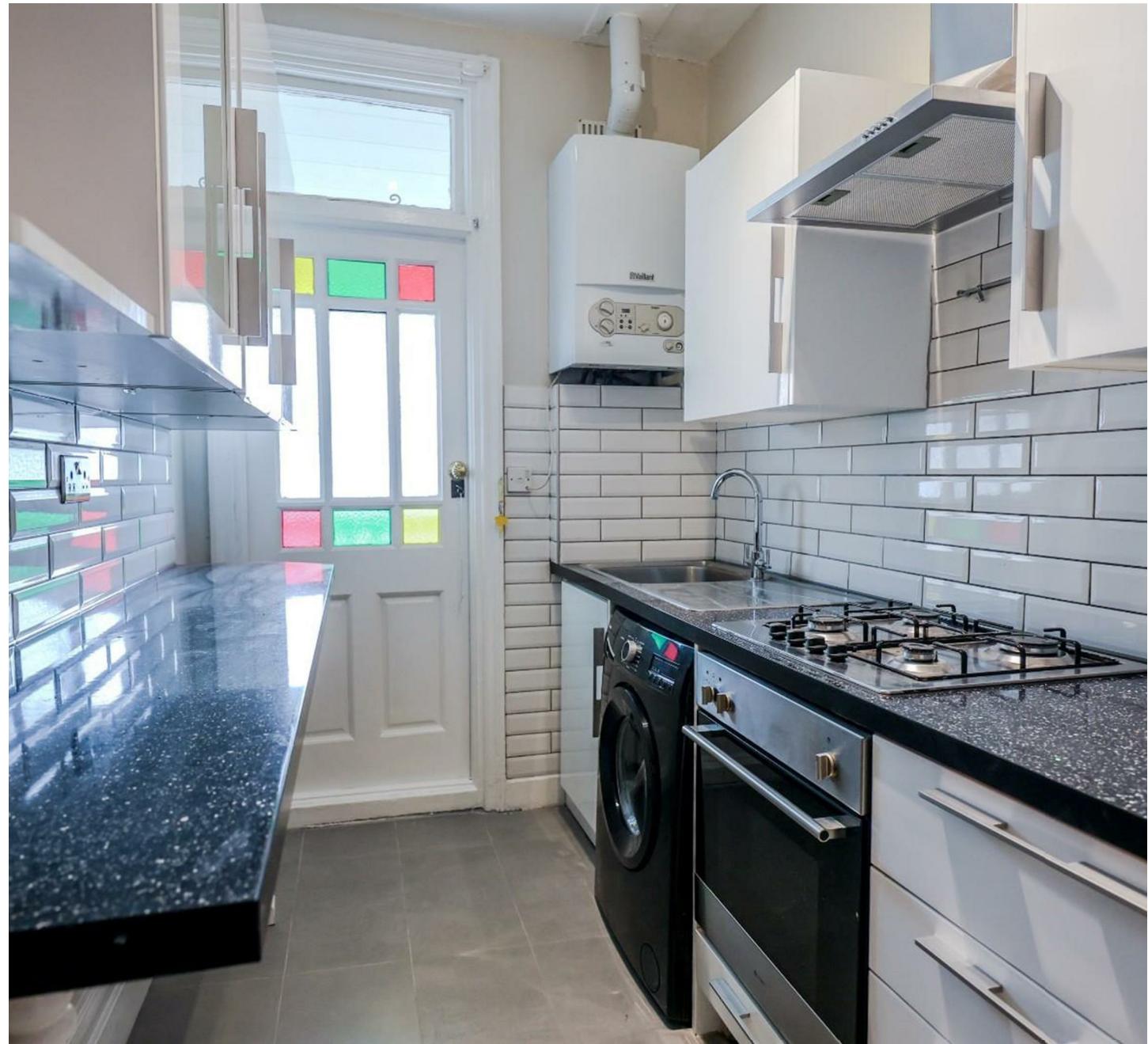
01702 480 033



Home Of Leigh are excited to offer for sale this delightful one bedroom first floor apartment, located within walking distance of the Broadway and mainline railway station and which is being offered with no onward chain.

The accommodation comprises; entrance hall with stairs leading to the first floor landing, a great size lounge, separate modern fitted kitchen along with a double bedroom and modern three piece bathroom suite.

Located on Leigh Hall Road in the heart of Leigh on Sea and just off the Broadway, this wonderful apartment is perfectly positioned to take advantage of all the shops, bars, restaurants and boutiques as well as being within a short stroll of the beach and Chalkwell station giving direct access into London Fenchurch Street Station.





### Accommodation Comprises

Communal entrance door into communal hallway with further private door into:

### Entrance Hall

Carpeted, stairs leading to first floor landing.

### First Floor Landing

17'4 x 6'7

A great size landing which is carpeted, bespoke fitted book shelving, coved ceiling with access to loft space, cast iron effect radiator. Doors to:

### Lounge

16'5 into bay x 15'

Double glazed Sash bay window to front aspect with coloured lead light inserts above, wood laminate flooring, coved to smooth plastered ceiling, picture rail, feature stone fireplace with inset gas coal effect fire, cast iron effect radiator.

### Kitchen

10'1 x 5'1

Coloured glazed door to balcony. The kitchen is fitted to include a stainless steel single drainer sink unit inset into a range of square edge worksurfaces with cupboards and drawers beneath, built-in oven and four ring gas hob with extractor hood above, further range of matching eye level wall mounted units, tiled splashbacks, wall mounted combination boiler (n/t), appliance space for fridge freezer and washing machine, tiled flooring, smooth plastered ceiling.

### Bedroom

15'1 < 9'1 x 12'1

Double glazed window to rear aspect, carpeted, coved to smooth plastered ceiling with central ceiling rose, range of fitted wardrobes, radiator.

### Bathroom

6'1 x 4'1

Borrowed light window from the bedroom, three piece white suite comprising; panelled bath with mixer tap, shower attachment and additional Rainfall shower head over, low level WC, wash hand basin with mixer tap and vanity cupboard beneath, fully tiled to surrounding walls, tiled flooring, smooth plastered ceiling with inset spot lighting, heated towel rail.

### Lease Information

Lease: 100 years remaining

Ground: £350 Per Annum including service charge

Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.

GROUND FLOOR  
32 sq ft. approx.

1ST FLOOR  
550 sq ft. approx.



TOTAL FLOOR AREA: 582 sq.ft. approx.  
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## Property Details

1 Bedrooms  
1 Bathrooms  
1 Reception Rooms  
Flat

Approx. sq ft  
EPC band: C  
Tenure: Leasehold  
Council Tax Band: A

£250,000

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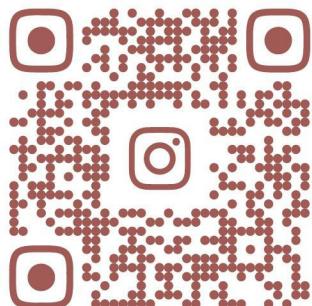
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