



Lansdowne Avenue, Leigh-On-Sea
Offers Over £300,000

home.

26 Lansdowne Avenue

Leigh-On-Sea

SS9 1LL



- Super Smart Ground Floor Apartment
- One Double Bedroom
- Lounge & Separate Modern Fitted Kitchen
- Shower Room & Separate Cloakroom
- East Backing Rear Garden
- Perfect First Time Buy
- Within A Short Stroll Of Local Shops, Bars, Restaurants & Boutiques
- Chalkwell Station Is Close At Hand

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 very excited to offer for sale this super smart one bedroom ground floor apartment which is located just off Leigh Road and benefits from its own private rear garden.

The accommodation comprises; lounge, separate modern fitted kitchen, a great size double bedroom with fitted wardrobes and a shower room with separate cloakroom.

Externally the property has access to a cool east backing rear garden with side access to the front.



Located on Lansdowne Avenue in Leigh on Sea, this gorgeous apartment is the perfect buy for first time buyers being within a short stroll of local shops, bars, restaurants and boutiques. Chalkwell Station is also close at hand giving direct access into London Fenchurch Street.



Accommodation Comprises;

The property is approached via communal entrance hall leading to a communal hall with further private door to:

Lounge:

12'1 x 10'9

Double glazed French doors to rear giving access to the garden, wood flooring through, bespoke fitted under stair storage cupboards, smooth plastered ceiling, radiator, door to bedroom and open plan to:

Kitchen:

8'1 x 8'1

Double glazed window to side aspect with adjacent double glazed door to garden. 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, built-in oven and hob with extractor hood above, further range of matching eye level wall mounted units, appliance space for fridge/freezer, washing machine and dishwasher, wood flooring, radiator, door to:

Shower Room:

9'1 x 5'9

Double glazed obscure window to rear aspect, modern two piece suite comprising; fully tiled shower cubicle, wash hand basin with mixer tap and vanity cupboard beneath, cupboard housing boiler (not tested), archway to:

Separate WC:

4'1 x 2'1

Double glazed obscure window to rear aspect, low level WC, heated towel rail.

Bedroom:

13'2 x 10'9

Double glazed sash bay window to front aspect, wood flooring, smooth plastered ceiling, fitted wardrobe, radiator.

Externally:**Rear Garden:**

The property benefits from its own private rear garden which is attractively paved providing a wonderful space for outside dining and entertaining, screen panel fencing with side access to the front, garden shed to remain.

Lease Information

Lease: 150 years remaining
Ground Rent: £0
Service Charge: £1,400 Per Annum

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

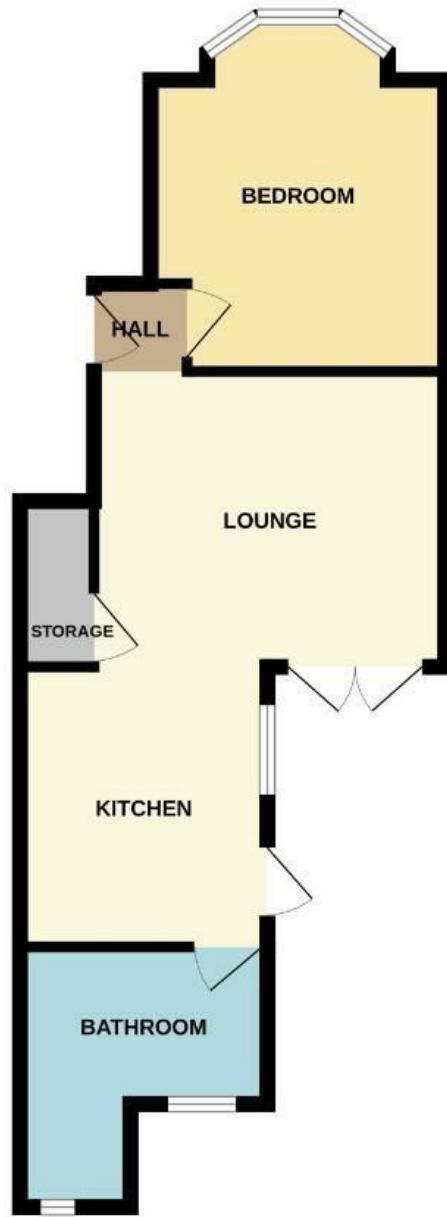




THE BEST HOMES IN THE NEIGHBOURHOOD

h.

GROUND FLOOR
454 sq.ft. approx.



Property Details

1 Bedrooms
1 Bathrooms
1 Reception Rooms
Flat

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

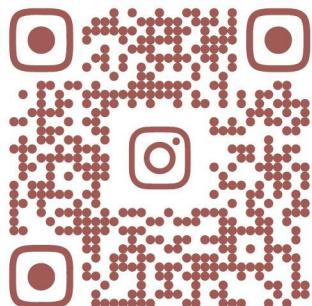
£300,000

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