



NICKOLDS
Property Specialists



30 Dawlish Drive, Leigh-On-Sea, SS9 1QX

Guide price £310,000

- Beautifully decorated Two bedroom first-floor flat - Priced to sell! With Share of Freehold
- Modern on trend interior. With beautiful, parquet flooring and freshly painted walls. No work to do.
- Incredible, sought after Leigh Broadway location, just minutes away! Yet within a quiet residential road
- Bright, airy, spacious lounge with beautiful bay window
- Train station within easy walking distance and convenient Leigh-On-Sea location
- Close to all local amenities, the finest in bars, restaurants, boutique shops at your fingertips
- Ideal for first-time buyers and comuter families
- Perfect investment option, with great rental opportunity

30 Dawlish Drive, Leigh-On-Sea SS9 1QX

****GUIDE PRICE £310,000 - £320,000****

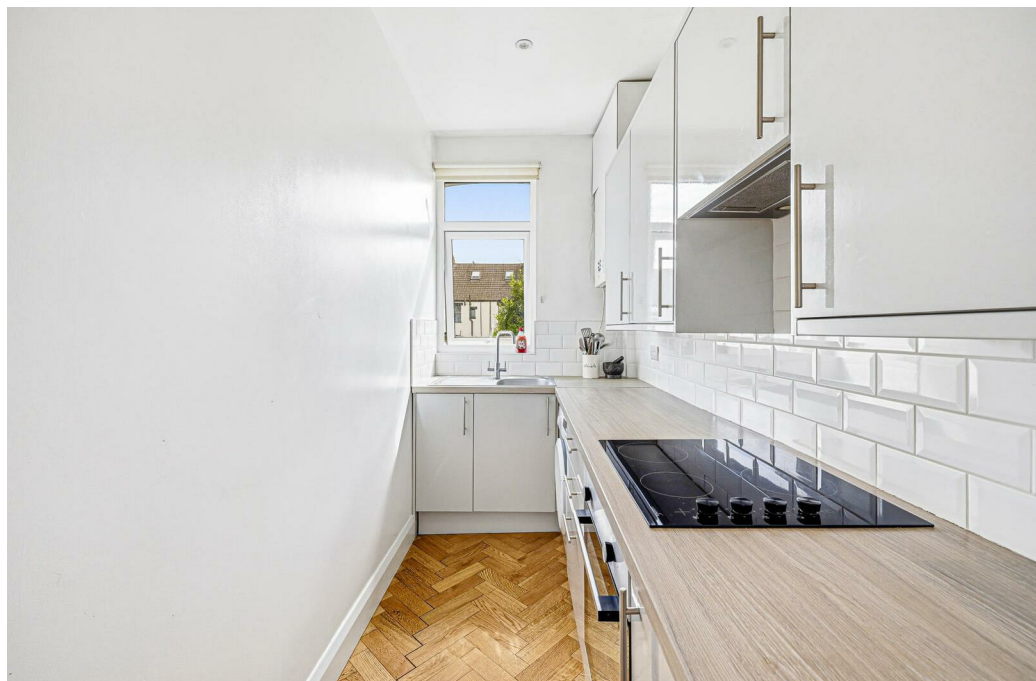
Welcome to this charming flat located on tranquil, residential Dawlish Drive just minutes from the infamous Broadway, in the picturesque town of Leigh-On-Sea. This delightful property boasts two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable space to call home with the Broadway and station at their fingertips.

This beautiful, upper floor flat offers a practical layout that maximises the best use of the generous space on offer. The living area is, bright, airy, modern and inviting and provides a perfect setting for relaxation or entertaining guests. This flat really does not need any work done, its ready to go! The kitchen is on-trend, functional, well-equipped, and caters for all your culinary needs.

The bright, modern bathroom, ensures convenience and comfort for its residents. The property is situated in a desirable location, close to the Station, local amenities, parks, Leigh North School and the stunning coastline that Leigh-On-Sea is renowned for.



Council Tax Band: B



Lounge

16'2" x 12'5"

Kitchen

12'7" x 4'11"

Principle Bedroom

12'1" 9'1"

Bedroom 2

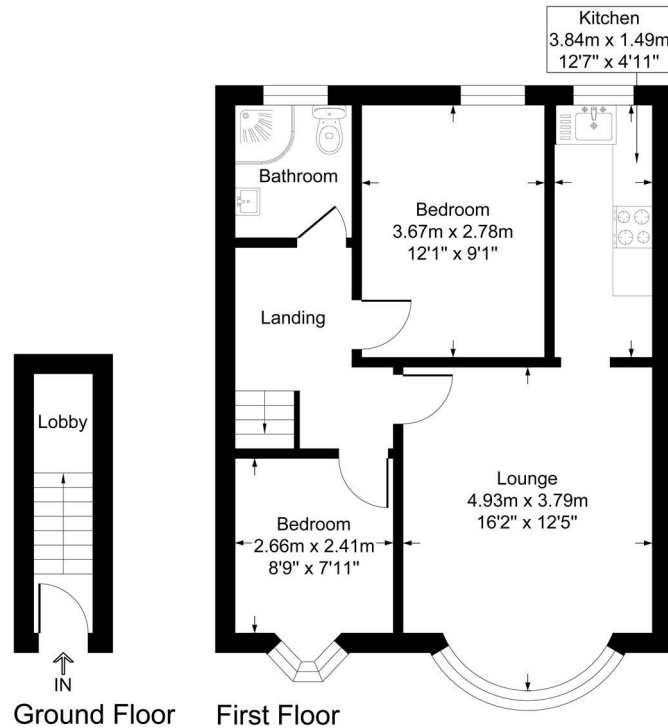
8'9" x 7'11"

Landing

Bathroom



NICKOLDS **Dawlish Drive**
Approximate Gross Internal Floor Area = 52.9 sq m / 570 sq ft



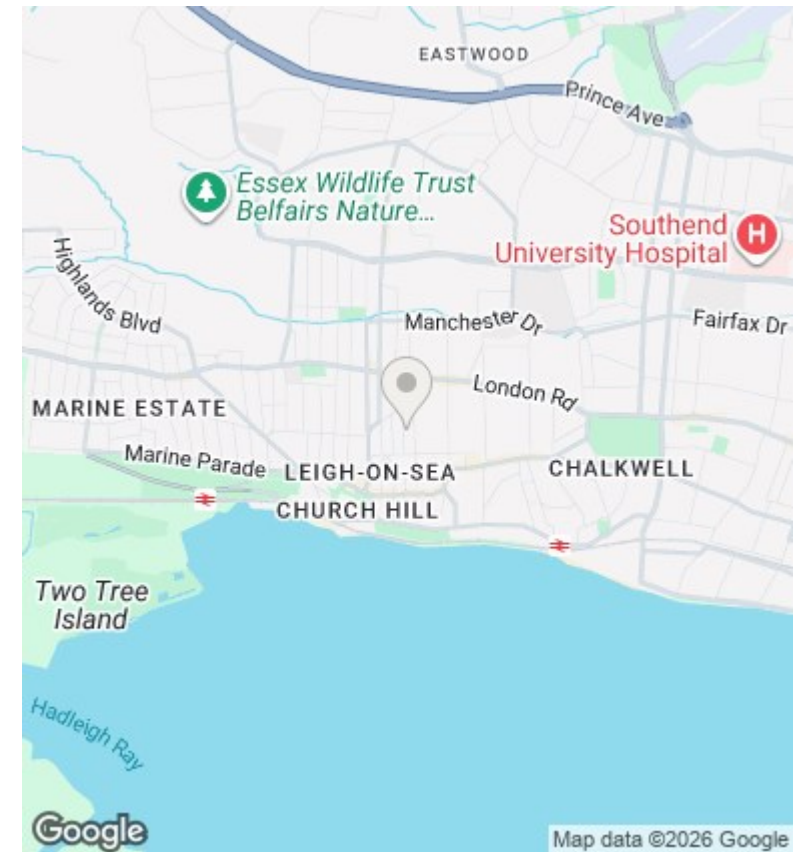
Directions

Viewings

Viewings by arrangement only. Call 01702 933 597 to make an appointment.

Council Tax Band

B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC