



Leigh Road, Leigh-on-Sea

Price Guide £475,000

home.



# 33 Leigh Road

Leigh On Sea

SS9 1JP



- Spacious Two Bedroom Ground Floor Apartment
- Own Private Entrance Door
- Large South Facing Lounge & Separate Dining Room
- Modern Fitted Kitchen/Breakfast Room
- Direct Access To Large & Private Rear Garden
- Off Street Parking
- Perfectly Positioned For Leigh Road & Broadway Amenities
- Short Stroll To Chalkwell Station & Beach

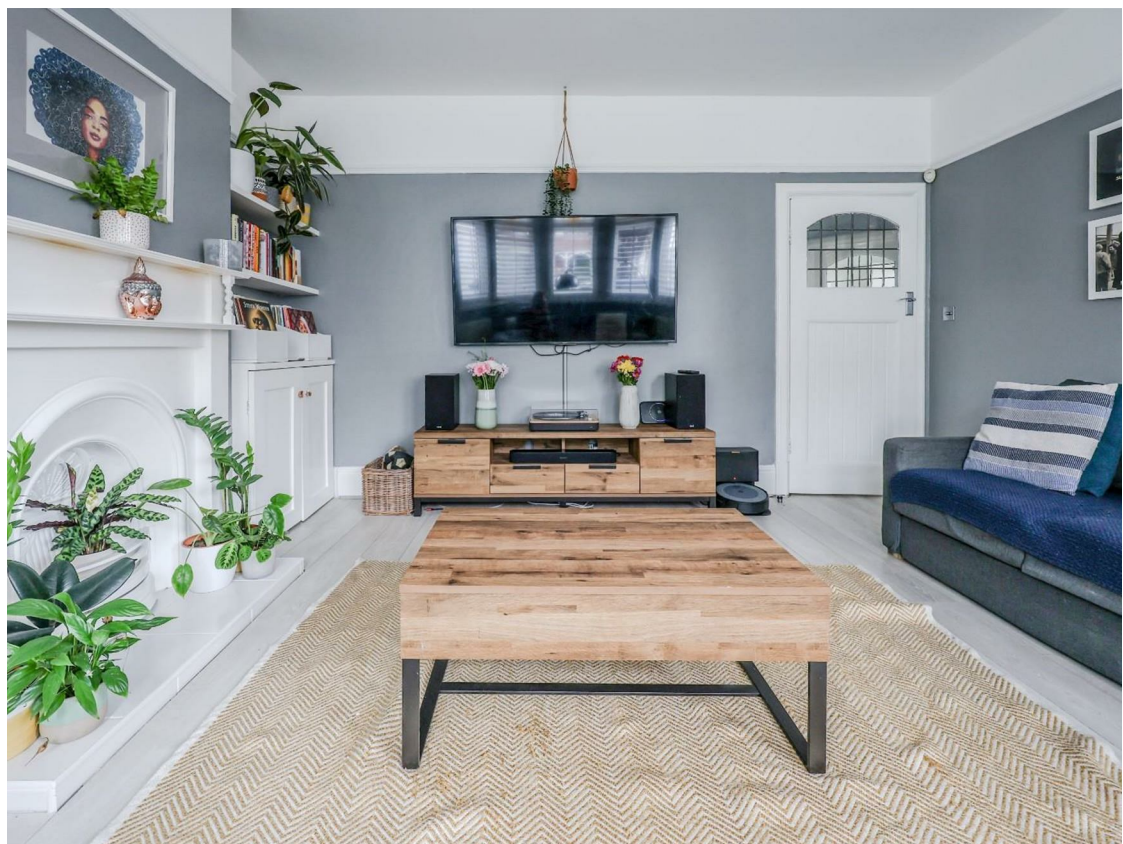
## Interested?

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

01702 480 033







\*\*\* Guide Price £475,000 - £500,000 \*\*\*

Home Of Leigh are excited to offer for sale this surprisingly spacious two bedroom ground floor apartment which benefits from having its own entrance door along with a large and private rear garden and off street parking to the front.

The accommodation comprises; entrance porch, entrance hall, a large south facing lounge, separate dining room plus a modern fitted kitchen/breakfast

room, two great size double bedrooms and a modern bathroom with an additional separate guest cloakroom.

Externally the property has direct access into a large rear garden whilst to the front there is off street parking for two vehicles.

Located on Leigh Road in the heart of Leigh on Sea, this wonderful apartment is perfectly positioned to take full advantage of all the amenities that can be found on Leigh Road along with the Broadway also being close at hand. Chalkwell Beach is within a short stroll along with Chalkwell station which offers direct access into London Fenchurch Street.

### Accommodation Comprises:

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

#### Entrance Porch:

5'3 x 4'7

Obscure glazed window to front and side aspects, tiled floor with inset matting, hardwood door with stained glass decorative features to:

#### Entrance Hall:

5'5 x 5'1

Double glazed stained glass lead light windows to front aspect, feature wood panelled ceiling, stud work to picture rail and modern column radiator, further twin doors with inset lead light to:

#### Dining Room:

11'1 x 10'1

Double glazed window to side aspect, stud work to picture rail, decorative panelled ceiling, feature cast iron fireplace with decorative surround and mantle, modern column radiator and laminate wood flooring, part lead light glazed door to:

#### Inner Hallway:

7'3 x 5'4

Part opaque glazed door to the rear hallway, wood panelling to dado rail, large built in understairs storage cupboard, modern column radiator and laminate flooring.

#### Lounge:

16'6 x 14'7

Double glazed bay window to front aspect with bespoke fitted plantation shutters, smooth plastered ceiling with inset spotlighting, picture rail, feature cast iron fireplace with decorative surround and mantle with adjacent built in cupboards and shelving, two modern school style radiators, concealed wall mounted TV/AV point and laminate wood flooring.

#### Kitchen/Breakfast Room:

12'1 x 10'1

Double glazed obscure window to side aspect. The kitchen is fitted to

include a Villeroy and Boch sink unit with waste disposal unit and Flexi Hose hot and cold mixer tap, inset into a range of granite work surfaces with cupboards and drawers beneath, integrated double oven with matching four ring AEG induction hob with extractor hood above, matching eye level wall mounted units with concealed lighting beneath and integrated eye level microwave, pull out larder units, integrated fridge and separate freezer, integrated washing machine and separate tumble dryer, smooth plastered ceiling with inset spotlighting, modern column radiator, larder cupboard which also houses the gas boiler serving heating and hot water with power connected and tiled floor.

#### Bedroom One:

10'1 x 10'1 (plus depth of wardrobe)

Window to rear aspect, carpeted, coved to smooth plastered ceiling with inset spotlighting, range of built in mirror fronted sliding tall standing wardrobes to one wall with hanging and shelving space, modern column radiator.







#### Bedroom Two:

12'1 x 11'2

Two double glazed obscure windows to side aspect, carpeted, smooth plastered ceiling with inset spotlighting, picture rail and modern column radiator.

#### Bathroom:

8'3 x 6'2

Double glazed obscure window to side aspect, modern white suite of panelled bath with side mounted mixer tap and separate thermostatically controlled multi head shower over, wall mounted wash hand basin with monobloc tap in vanity unit with soft closing drawers below, close coupled WC, modern school style cast iron radiator with chrome heated towel rail over, smooth plastered ceiling with inset spotlighting, tiling to full wall height and tiled floor.

#### Separate Cloakroom:

4'1 x 2'1

Double glazed obscure window to side aspect, modern suite of low level WC with concealed cistern, wall mounted wash hand basin with monobloc tap and tiled splashbacks, modern column radiator and tiled floor.

#### Externally:

#### Rear Garden:

The property benefits from a great size rear garden which commences with a paved patio area to the immediate rear with the remainder of the garden being laid to lawn with screen panelled fencing and garden shed to remain.

#### Front Garden:

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

#### Lease Information

Lease: 105 years remaining























GROUND FLOOR



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## Property Details

2 Bedrooms  
1 Bathrooms  
2 Reception Rooms  
Flat

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

£475,000

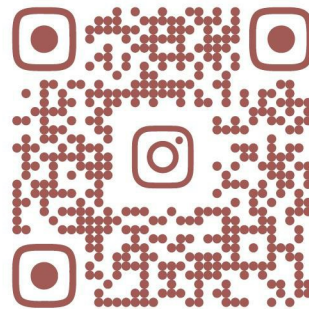
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