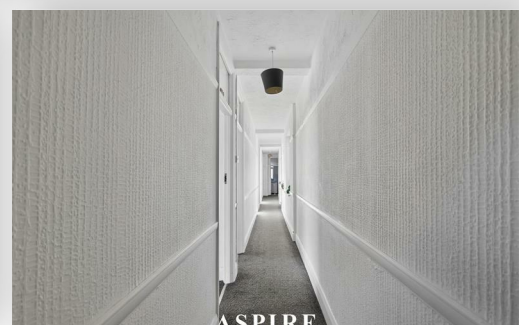
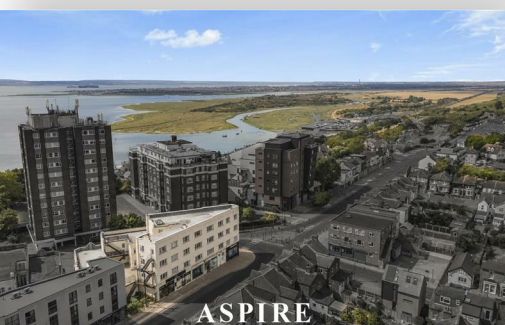
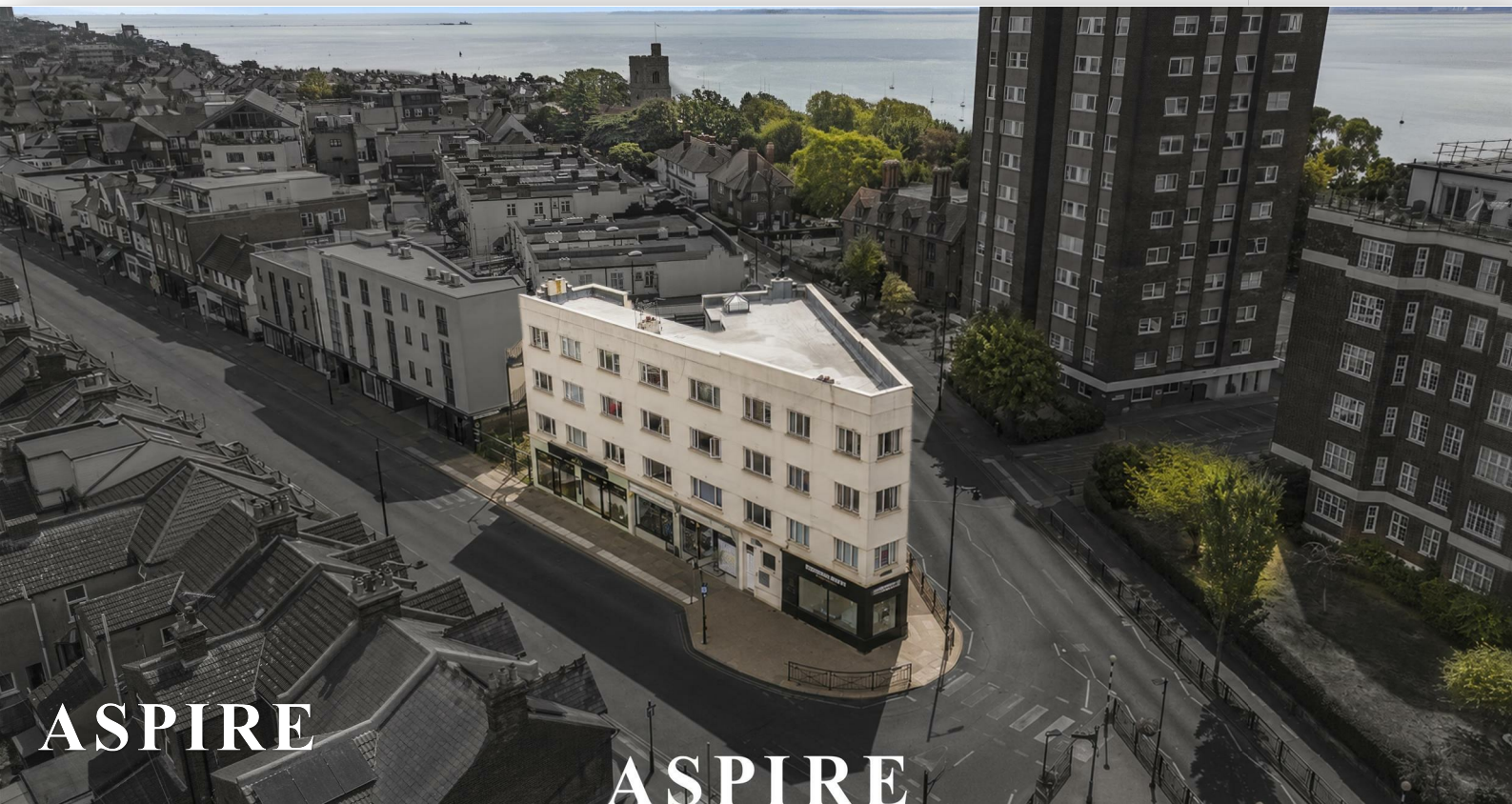


***To arrange a viewing contact us
today on 01268 777400***



Rectory Grove, Leigh-On-Sea Guide price £250,000

£250,000 - £270,000

Aspire are delighted to present this spacious three-bedroom flat, superbly positioned on Rectory Grove in the heart of sought-after Leigh-on-Sea. Offering generous accommodation and an enviable central location, the property is an excellent opportunity for first-time buyers, families and investors alike.

Internally, the property offers a bright and generously sized reception room, providing plenty of space for both relaxing and entertaining, alongside three well-proportioned bedrooms, a fitted kitchen and family bathroom.

Location is a real highlight. Leigh Broadway is just moments away, placing an excellent selection of independent shops, cafés, bars and restaurants right on your doorstep. The character and waterfront of Old Leigh are also within easy walking distance, perfect for enjoying everything this popular coastal town has to offer.

For commuters, Leigh-on-Sea railway station is conveniently accessible, providing direct connections into London, while excellent local schools, transport links and everyday amenities are all close by.

With three bedrooms, generous living space and a fantastic position in the centre of Leigh-on-Sea, this is a property that offers both lifestyle and convenience in equal measure.

www.aspireestateagents.co.uk

Bedroom 1

13'7" x 11'3" (4.16 x 3.43)

Bedroom 2

13'4" x 11'3" (4.07 x 3.43)

Bedroom 3

11'3" x 10'4" (3.43 x 3.15)

Lounge

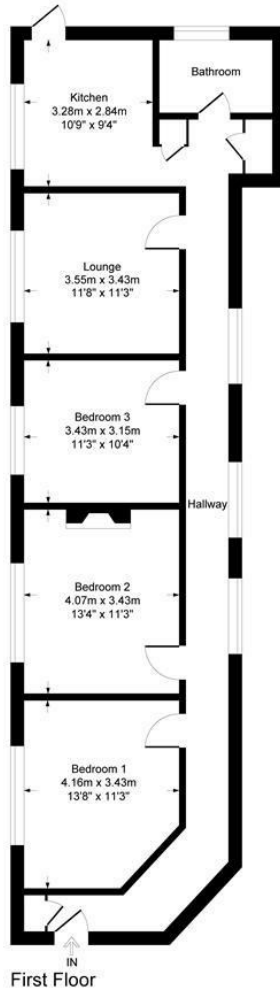
11'7" x 11'3" (3.55 x 3.43)

Kitchen

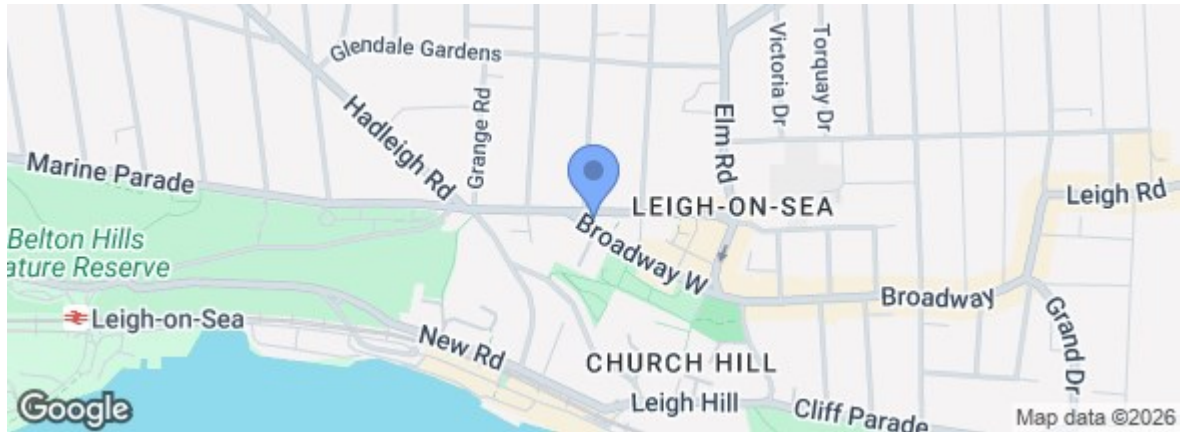
10'9" x 9'3" (3.28 x 2.84)

75 Rectory Grove

Approximate Gross Internal Floor Area = 91.1 sq m / 981 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.