

Ground Floor



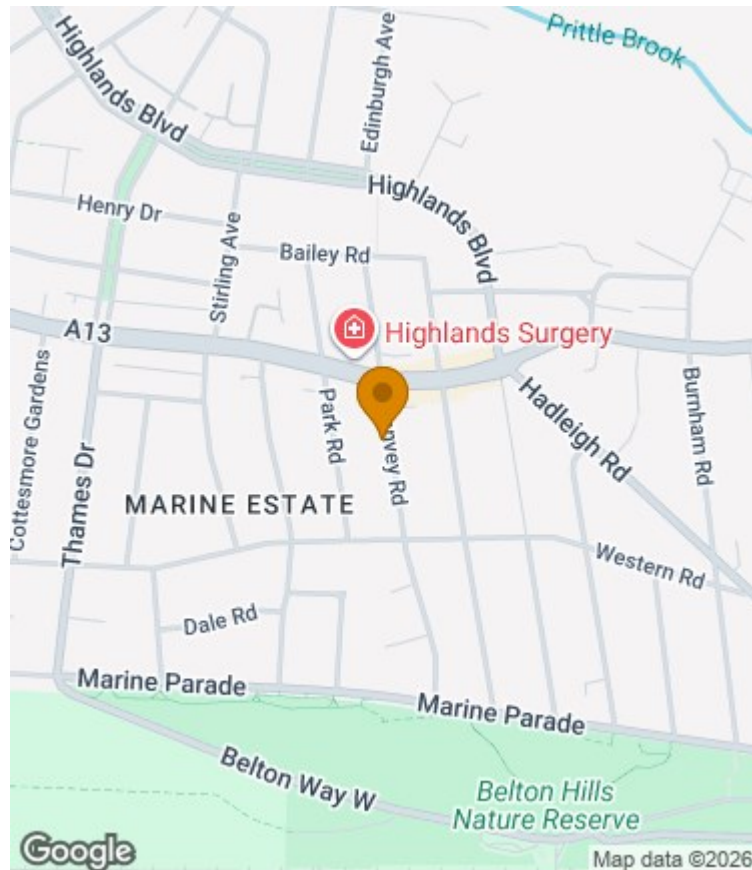
This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Viewing

Please contact our Sales & Letting Office on 017027 10555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guideline and do not constitute any part of an offer or contract. Intending purchasers should rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representations



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AMAZING TWO / THREE BEDROOM GROUND FLOOR
FLAT

SOUGHT AFTER MARINE ESTATE LOCATION

STUNNING KITCHEN / DINER WITH BI-FOLDING DOORS
ONTO PRIVATE REAR GARDEN

MODERN BATHROOM

DRIVEWAY PROVIDING OFF STREET PARKING

FREEHOLD

NO ONWARD CHAIN

UTILITY ROOM

APPROXIMATELY 65' WEST BACKING GARDEN

VIEWING AN ABSOLUTE MUST

Canvey Road, Leigh-On-Sea

Guide Price

£450,000



WHAT & WHERE - AN ABSOLUTELY INCREDIBLE TWO / THREE BEDROOM FREEHOLD GROUND FLOOR FLAT ON THE SOUGHT AFTER MARINE ESTATE, PRESENTED IN SUPERB CONDITION THROUGHOUT. A STRIKING FEATURE IS THE HUGE KITCHEN / DINER WITH BI-FOLDING DOORS ONTO THE WEST BACKING GARDEN, MEASURING APPROXIMATELY 65'. BENEFITTING FROM A UTILITY ROOM, MODERN BATHROOM AND DRIVEWAY PROVIDING OFF ROAD PARKING. IN CATCHMENT FOR WEST LEIGH JUNIOR SCHOOL, LEIGH NORTH STREET PRIMARY SCHOOL AND JUST A 10 MINUTE WALK TO LEIGH STATION.

WHY - WE FEEL THIS UNIQUE PROPERTY WOULD SUIT A PLETHORA OF POTENTIAL BUYERS, INCLUDING THOSE LOOKING TO DOWNSIZE, COMMUTERS, YOUNG FAMILIES OR A PROFESSIONAL COUPLE.

 3  1  1  D Council Tax Band : B



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ENTRANCE HALL

12'7" x 9'10" reducing to 4'9"
(3.84m x 3.00m reducing to
1.45m)

LOUNGE WITH BAY WINDOW
15'5" x 13'2" into bay (4.70m
x 4.01m into bay)

KITCHEN / DINER
27'6" x 10'9" (8.38m x
3.28m)

UTILITY ROOM
6'1" x 3'3" (1.85m x 0.99m)

BEDROOM ONE
15'9" x 10'8" (4.80m x
3.25m)

BEDROOM TWO

10'8 x 7'1" (3.25m x 2.16m)

BEDROOM THREE / OFFICE
14'3" x 6'9" (4.34m x 2.06m)

BATHROOM
6'7" x 6'2" (2.01m x 1.88m)

WEST BACKING REAR GARDEN
approximately 65'
(approximately 19.81m)

DRIVEWAY FOR ONE VEHICLE

NO ONWARD CHAIN

LEASEHOLD DETAILS
LEASE - 187 YEARS FROM

22.04.1987

GROUND RENT - N/A

THE ABOVE INFORMATION
HAS BEEN SUPPLIED BY THE
SELLER AND NOT VERIFIED BY
A SOLICITOR

AGENTS NOTE
PLEASE NOTE SOME PICTURES
WERE TAKEN BEFORE THE
CURRENT TENANT MOVED IN.



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