



Carlton Drive, Leigh-On-Sea  
£375,000

home.

# 9 Carlton Drive

Leigh-On-Sea  
SS9 1DE



- Beautiful Ground Floor Flat
- Private West Facing Garden
- Character Features Throughout with Decorative Ceilings, Cornicing and Roses
- Two Great Size Double Bedrooms
- Modern Kitchen with Fitted Appliances
- Stylish Bathroom
- Ample Storage
- Offered with No Onward Chain
- In the Catchment for Chalkwell Hall Infant and Junior School
- Superb Location Close to Leigh Broadway, Chalkwell Train Station, Chalkwell Park and the Seafrot

## 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 Estate Agents are delighted to present this exquisite ground floor flat located on Carlton Drive in the charming area of Leigh-On-Sea. This property is a true gem, boasting a wealth of character and charm that is sure to impress.

As you enter, you are greeted by a well-maintained communal entrance that exudes character. The flat itself features delightful decorative ceilings, cornicing, and ceiling roses, which add a touch of elegance to the living space. The spacious and bright lounge is a highlight, featuring a large bay window that floods the room with

natural light, creating a warm and inviting atmosphere.

The property comprises two generously sized double bedrooms, one of which is equipped with fitted wardrobes, providing ample storage space. The stylish bathroom is well-appointed, and the kitchen is a good size, complete with fitted appliances, making it perfect for those who enjoy cooking and entertaining.

Externally, the flat boasts a remarkable west-facing garden, approximately 40ft in length, ideal for enjoying the afternoon sun. Additionally, there is a charming courtyard area, perfect for al fresco dining or simply



relaxing outdoors.

Situated in an excellent location, this property is just moments away from Leigh Broadway, offering a variety of shops, cafes, and restaurants. It is also a short walk to Chalkwell train station, providing easy access to London and beyond. Furthermore, the flat is within the catchment area for Chalkwell Infant and Junior School, making it an ideal choice for families.

This stunning flat combines character, convenience, and a lovely outdoor space, making it a perfect home for anyone looking to enjoy the vibrant lifestyle that Leigh-On-Sea has to offer.

## Accommodation Comprises

The property is approached via a Terrazzo style decorative pathway leading to the communal storm porch. Wooden communal entrance door with decorative stained glass panel leading into:

### Communal Hallway

Wooden flooring, skirting, picture rail, coved cornice, ceiling light. Private wooden entrance door with decorative stained glass obscure panel into:

### Entrance Hallway

Solid wood flooring, skirting, picture rail, two ceiling lights, decorative coved cornice, two storage cupboards, two radiators. Doors to:

### Lounge

15'4 x 13'11

Wooden flooring, skirting, picture rail, coved cornice, decorative ceiling, ceiling rose with light, double glazed bay window to front aspect, feature fireplace (with potential to re-instate with gas connection), shelving units to either side of recess, two radiators.

### Kitchen

12'1 x 10'6

Checker board style tiled flooring, radiator, ceiling light, double glazed window to side aspect and double glazed patio door leading to the internal courtyard area, Gloworm combination boiler. The kitchen is fitted to include a range of base units with stone effect rolled edge worksurfaces and matching eye level wall mounted units, built-in oven with four ring gas hob and extractor over, inset stainless steel one

and a half sink with drainer and mixer tap, space for dishwasher, fridge freezer and washing machine, tiled splashback.

### Bedroom One

12'11 x 9'5

Carpeted, skirting, ceiling rose with light, double glazed window to rear aspect, fitted sliding door wardrobes, radiator.

### Bedroom Two

12'8 x 7'3

Solid wood flooring, skirting, picture rail, coved cornice, ceiling rose with light, double glazed French doors with double glazed windows to either side leading to the garden, radiator.





#### Bathroom

8'4 x 7'10

Tiled flooring and part tiled walls, picture rail, double glazed obscure window to side aspect, ceiling light, P-shaped bath with shower over, WC, wash hand basin, heated towel rail.

#### Externally

#### Rear Garden

West facing rear garden commencing with a patio area, external storage cupboard with a single glazed window. The remainder of the garden with artificial grass and flower bed borders, external water tap, further paved patio area to the immediate rear, gate leading to the communal alleyway for rear access.

#### Lease Information

Lease: 89 years remaining  
Ground Rent: £100 Per Annum  
Service Charge: £428.21 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

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TOTAL FLOOR AREA : 722 sq.ft. approx.  
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## Property Details

2 Bedrooms  
1 Bathrooms  
1 Reception Rooms  
Flat - Ground Floor

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

£375,000

### Interested?

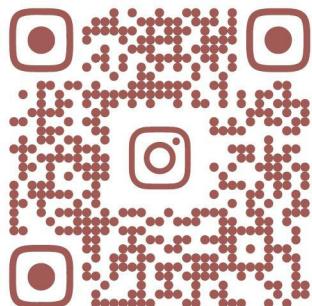
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