



Broadway, Leigh-On-Sea
£325,000

home.

62A Broadway

Leigh-On-Sea

SS9 1AE



- Super Stylish Two Bedroom First Floor Apartment
- Heart Of Leigh Broadway
- Master Bedroom With A Fabulous Walk-In Closet
- Spacious Open plan lounge & Kitchen Area
- Allocated Parking For One Vehicle
- Within Walking Distance Of Both Leigh & Chalkwell Railway Stations

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 Of Leigh are delighted to offer for sale this super stylish two bedroom first floor apartment which is located in the heart of Leigh Broadway and benefits from allocated parking for one vehicle.

The property is approached via well maintained communal hallways with stairs leading to the first floor with private to into an entrance hall, a spacious open plan lounge & kitchen area with breakfast bar, two great size double bedrooms, the master with a fabulous walk-in closet and modern three piece bathroom suite.

Externally the property comes with allocated parking for one vehicle.

Located in the heart of Leigh Broadway, this fantastic apartment is perfectly positioned to take advantage of all the bustling Broadway has on offer including shops, bars, restaurants and cool boutiques. The property is also situated within walking distance of both Leigh & Chalkwell railway stations giving direct access into London Fenchurch Street.



Accommodation Comprises:

The property is approached via secure entry phone system into a well maintained communal hallway with stairs leading to the first floor with private entrance door leading to:

Entrance Hall:

9'11 (max) x 8'1

With wood laminate flooring, wall mounted entry phone system, coved to smooth plastered ceiling with inset spotlighting, doors to:

Open Plan Lounge & Kitchen:

18'4 x 12'11 (reducing to 9'2)

A wonderful open plan living space with double glazed sash window to front aspect, wood laminate flooring, coved cornice to smooth plastered ceiling with inset spotlighting, bespoke alcove storage cupboard and shelving above, cast iron effect radiator, open plan to the kitchen area which comprises; modern sink unit with mixer tap inset into a range of square edge work surfaces with cupboards and drawers beneath, integrated oven and four ring electric hob with extractor hood above, further range of matching eye level wall mounted units, appliance space and plumbing for washing machine, space for fridge/freezer, breakfast bar with seating around, continuation of wood laminate flooring.

Bedroom One:

12'11 x 10'11

Two double glazed sash windows to both front and side aspects, carpeted, coved cornice to smooth plastered ceiling with inset spotlighting, feature exposed brick work to corner wall, two cast iron effect radiators, door to:

Walk-In Closet

7'1 x 3'1

Which is fitted with ample hanging rails and storage beneath. (please note : This room was the en-suite and still has plumbing facilities to be converted back if need be).

Bedroom Two:

10'7 x 7'5

Double glazed sash window to side aspect, carpeted, range of fitted floor to ceiling wardrobes and storage with concealed pull down

double bed, bespoke fitted dressing table & work desk combined, coved to smooth plastered ceiling with inset spotlighting, cast iron effect radiator.

Bathroom:

7'8 x 4'4

Modern three piece white suite comprising; panelled bath with mixer tap and shower attachment plus additional rainfall shower head, low level WC, wash hand basin with mixer tap and vanity cupboard beneath, wood laminate flooring, smooth plastered ceiling with inset spotlighting, heated towel rail.

Storage Facilities:

There are two built storage cupboards belonging to the apartment, one of the ground floor and on the first floor landing.

Parking Facilities:

There is allocated parking for one vehicle accessed via Avenue Road.

Lease Information

Lease: 68 years remaining

Ground Rent: £100 Per Annum

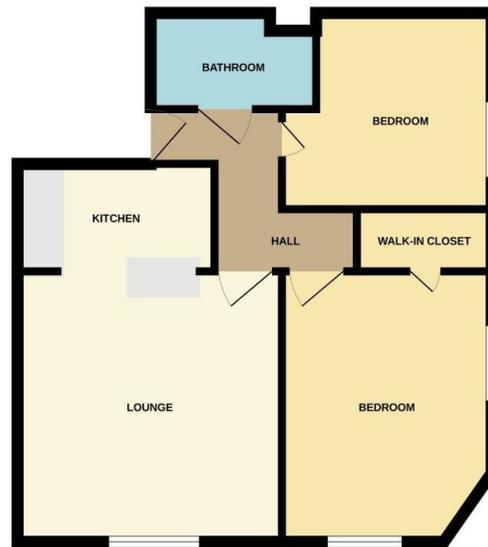
Service Charge: £1000 Per Annum

Please note the vendor advises he has had a quote of around £20,000 to extend it to well over 100 years and will consider offers to accommodate this and will be happy to start the process. Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.





GROUND FLOOR



Made with Meeple Q208

Property Details

2 Bedrooms
1 Bathrooms
1 Reception Rooms
Flat

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

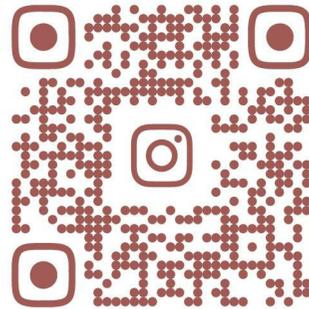
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home.



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our Instagram

homeofleigh.com

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