



Southsea Avenue, Leigh-On-Sea  
£275,000

home.

# 108 Southsea Avenue

## Leigh-On-Sea

### SS9 2BJ



- Ground Floor Flat
- Excellent Leigh Location
- Off Street Parking
- Private Rear Garden
- Long Lease
- Spacious Lounge
- Modern Kitchen and Bathroom
- Large Bedroom
- Close to Leigh Broadway

#### 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 proud to welcome you to Southsea Avenue, Leigh-On-Sea! This charming flat boasts a spacious reception room, perfect for entertaining guests or simply relaxing after a long day. With one cosy bedroom and a well-appointed three piece bathroom, this property is ideal for those seeking a comfortable living space.

Situated in a prime location near Leigh Broadway, you'll have easy access to a variety of shops, restaurants, and amenities. The convenience of off-street parking for one vehicle ensures that you'll never have to worry about finding a spot after a busy day out.

The modern kitchen is a chef's dream, offering ample space to whip up delicious meals. The private rear garden provides a tranquil outdoor retreat, perfect for enjoying a morning coffee or hosting a summer barbecue.

The highlight of this flat is the bright and airy lounge, where natural light floods the room, creating a welcoming atmosphere for you to unwind and relax. Don't miss out on the opportunity to make this lovely property your new home in Leigh-On-Sea!



### **Accommodation Comprises**

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

#### **Entrance Hall**

15'3 x 9'11 max

A great size entrance hall with wood flooring throughout, understairs storage cupboard, smooth plastered ceiling with inset spotlighting, cast iron effect radiator. Doors to:

#### **Lounge**

15'1 x 14'8

A great size sunny west facing reception room with double glazed bay window to front aspect, wood flooring, smooth plastered ceiling, feature fireplace, radiator.

#### **Kitchen**

8'8 x 8'5

Double glazed window to rear aspect with adjacent double glazed door to garden. The kitchen is fitted to include a modern sink unit with mixer tap inset into a range of square edge worksurfaces with cupboards and drawers beneath, built-in oven and electric four ring hob with extractor hood above, further range of matching eye level wall mounted units, appliance space and plumbing for washing machine, further recess for fridge freezer, smooth plastered ceiling, built-in larder cupboard, concealed boiler (n/t), smooth plastered ceiling with inset spotlighting, vertical radiator.

### Bedroom

12'3 x 10'1 plus depth of wardrobes

Double glazed window to rear aspect, carpeted, coved to smooth plastered ceiling, range of fitted floor to ceiling mirror fronted sliding door wardrobes to the expanse of one wall, radiator.

### Shower Room

6'1 x 5'4

Double glazed obscure window to side aspect. Modern three piece suite comprising; fully tiled walk-in shower, pedestal wash hand basin with mixer tap, low level WC, fully tiled to surrounding walls, tiled flooring, heated towel rail.

### Externally

#### Frontage

To the front of the property there is off street parking for one vehicle.

#### Rear Garden

The property benefits from a great size east backing rear garden which commences with a decked and partly covered patio area to the immediate rear. The remainder is laid to lawn and enclosed by screen panelled fencing with side gate to front, further decked patio area to the extreme rear, outside power and lighting.

### Lease Information

Lease 148 years remaining

Ground Rent £150 Per Annum

Service Charge/Insurance £250 Per Annum

Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.





## GROUND FLOOR



## Property Details

1 Bedrooms  
1 Bathrooms  
1 Reception Rooms  
Flat

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

£275,000

### 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.



Scan QR code for  
our Instagram

[homeofleigh.com](http://homeofleigh.com)

The Old Bank, 26 Broadway  
Leigh-on-Sea, SS9 1AW

01702 480 033

