



Chalkwell Park Drive, Leigh-On-Sea

£325,000

home.

14A Chalkwell Park Drive

Leigh-On-Sea

SS9 1NJ



- Spacious Two Bedroom First Floor Apartment With Share Of Freehold
- Private West Facing Rear Garden with Patio and Shed
- Excellent Location South of the London Road
- Generous Bay Fronted Lounge with Feature Fireplace
- Separate Fitted Kitchen with Integrated Appliances
- Two Well Proportioned Bedrooms
- Family Bathroom with Bath and Shower Over
- Private Ground Floor Entrance and Useful Loft Storage
- Close to Leigh Broadway, Chalkwell Park and the Seafrost
- Convenient for Chalkwell Station and London Commuters

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 offer for sale this spacious two bedroom first floor apartment on the ever-popular Chalkwell Park Drive, benefiting from its own private west facing rear garden, a generous bay-fronted lounge and a fantastic location south of the London Road, within easy reach of Leigh Broadway, Chalkwell Park and the seafront.

The property offers bright and well-proportioned accommodation throughout, with its own ground floor entrance leading to a first floor landing providing access to all principal rooms.

The spacious lounge is a particularly appealing feature, with a large bay window allowing plenty of natural light to fill the room, together with a feature gas fireplace and attractive traditional detailing.

A separate fitted kitchen offers excellent cupboard and worktop space, integrated appliances and a breakfast bar, while the accommodation also includes two good size bedrooms and a family bathroom with bath and shower over. Further benefits include useful loft storage.

Outside, the private west facing garden is a real highlight, providing a lovely space to enjoy the afternoon and evening sunshine. The garden features a paved patio, low-maintenance artificial lawn and a useful storage shed, with convenient side access.

Perfectly positioned for enjoying the Leigh-on-Sea lifestyle, the property is within easy reach of the independent shops, cafés, bars and restaurants along Leigh Broadway, together with Chalkwell Park, the beachfront and Chalkwell railway station, offering direct services into London Fenchurch Street.

A wonderfully spacious and conveniently located apartment with the rare benefit of share of freehold, own private garden, no ground rent or service charges - ideal purchase for first-time buyers, downsizers or investors.

Accommodation Comprises

The property commences with a communal pathway leading into the communal porch area with decorative tiled flooring and double glazed obscure windows to the front and side aspect, UPVC double glazed door leading into:

Communal Entrance Hallway

Mat well, skirting, dado rail, picture rail, coved cornice, ceiling light, radiator. Private entrance door with stairs leading to first floor landing.

First Floor Landing

Carpeted, skirting, ceiling light, access to insulated and part

boarded loft with power socket via drop down ladder, radiator. Doors to:

Bedroom One

Carpeted, skirting, ceiling light, double glazed window to the rear aspect, radiator.

Bedroom Two

Carpeted, skirting, ceiling light, double glazed window to the rear aspect, Valiant combi boiler, radiator.

Bathroom

Tiled effect lino flooring, part tiled walls, ceiling light,

extractor fan, double glazed obscure window to the side aspect, wash hand basin with storage beneath, WC, panelled bath with shower over, radiator.

Lounge

Carpeted, skirting, coved cornice, ceiling light, double glazed bay window to front aspect, fireplace with stone surround, mantle and hearth with gas fire, four radiators.

Kitchen

Lino flooring, skirting, ceiling light, double glazed windows to the front aspect, radiator. The kitchen is fitted to include a range of base units with rolled edge worksurfaces, breakfast





bar and matching eye level wall mounted units, tiled splashback, integrated appliances include fridge freezer, oven with four ring gas hob and extractor over and Siemens dishwasher, under cabinet lighting, space and plumbing for washing machine, inset bowl sink with mixer tap.

Externally

Rear Garden

West facing rear garden with side access to the front, gravel pathway with stepping stones leading to a paved patio, artificial lawn section, shed (to remain).

Lease Information

Share Of Freehold

Lease: 104 years remaining

Ground Rent: £0

Service Charge: £0

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

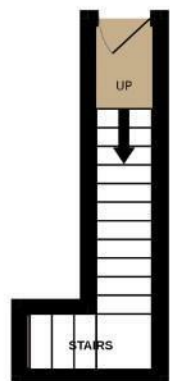






GROUND FLOOR
39 sq ft. approx.

1ST FLOOR
620 sq ft. approx.



TOTAL FLOOR AREA : 659 sq.ft. approx.
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Property Details

2 Bedrooms
1 Bathrooms
1 Reception Rooms
Flat

Approx. 659.00 sq ft
EPC band: D
Tenure: Leasehold - Share of Freehold
Council Tax Band: B

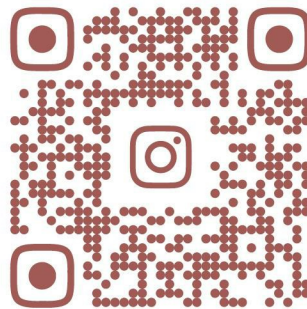
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