



Elm Road, Leigh-On-Sea  
£315,000

home.

# 256A Elm Road

## Leigh-On-Sea

### SS9 1SA



- Delightful First Floor Well Presented Apartment
- Two Double Bedrooms
- South of London Road
- Modern Kitchen
- Period Features
- Within Walking Distance Of Leigh Broadway & Mainline Railway Station
- Storage Shed & Garage

#### 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, located in the highly sought-after area of Leigh-On-Sea, this well-presented first-floor apartment with period features. Boasting two spacious double bedrooms, this charming apartment is perfect for individuals or couples seeking comfort and convenience.

The property features a welcoming lounge that provides a perfect space for relaxation and entertaining, well-equipped kitchen and bathroom. Externally there is a storage shed and garage.

Residents will appreciate the ease of access to local amenities, with fashionable Leigh Broadway just a short stroll away, offering a variety of shops, cafes, and restaurants. Furthermore, the Leigh mainline railway station is within easy walking distance, providing excellent transport links to London and beyond.

This apartment presents an excellent opportunity to enjoy a vibrant coastal lifestyle while being conveniently located south of London Road. Whether you are looking to invest or find your new home, this property is sure to impress.





### Entrance

Approached from a panelled and glazed door with staircase rising to first floor.

### Hallway

Radiator, coving, access to a very large loft space.

### Lounge

15'9" x 13'0.

A spacious and well proportioned lounge with a double glazed sash deep bay window to the front providing a considerable amount of light, radiator, integrate cornice ceiling, picture rail, deep skirting, tv aerial point, fireplace with an open flue.

### Kitchen

13'0 x 5'7

A range of contemporary base and eye level storage units in matt white with brushed steel handles, contrasting work surface, stainless steel sink with drainer sink unit, plumbing for washing machine, double glazed window to front, down lights, tiled splash back, brushed aluminium sockets.

### Bedroom One

13'2 x 12'8

A good size main bedroom with built-in airing cupboard housing gas boiler serving heating and hot water, feature period fireplace, radiator, double glazed window overlooking the rear, tv aerial point.



### Bedroom Two

10'2" x 10'9

Radiator, coving, double glazed window to rear.

### Bathroom

White contemporary suite with sculptured bath, shower screen and shower over bath, pedestal wash hand basin, wc, radiator, tiling to walls with mosaic tiled relief, sash window to side, slate tiled floor, radiator, down lights, panel concealing the gas service meter.

### Externally

The property benefits from a cobbled front garden and there is a walkway to the side with shed suitable for housing bikes etc, garage.

### Lease Information

Lease: 168 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.



## Property Details

2 Bedrooms  
1 Bathrooms  
1 Reception Rooms  
Flat

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

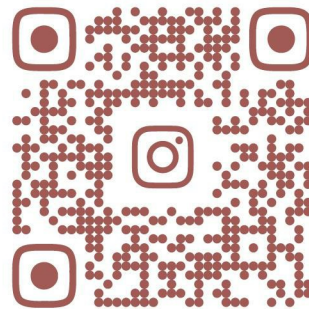
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