



Burnham Road, Leigh-On-Sea  
£675,000

home.



# 85 Burnham Road

Leigh-on-Sea  
SS9 2JR



- Incredible Three Bedroom Ground Floor Apartment
- Marine Estate
- Superbly Renovated & Maintained To An Exceptionally High Standard Throughout
- Stunning Open Plan Kitchen/Dining & Living Space
- Master Bedroom With En-Suite
- Luxury Bathroom
- Own Private West Backing Rear Garden With Purpose Built Garden Room
- Off Street Parking For One Vehicle & Detached Garage
- Perfectly Positioned For Leigh Broadway
- Short Stroll To Leigh Mainline Station

## 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 proud to present this incredible three bedroom ground floor apartment which has been occupied by the current owner for over 20 years and has been superbly renovated and maintained to an exceptionally high standard throughout.

The accommodation comprises; spacious entrance hall, formal lounge/third bedroom with feature log burner, two further double bedrooms - one with an en suite shower room and the other with a walk-closet, utility room, a luxury fitted family bathroom plus a stunning open plan

kitchen/dining and living space to the rear overlooking the rear garden.

Externally the property boasts it's own private west backing rear garden complete with a purpose built garden room plus a further separate garden area with access to the front of the property. To the front there is off street parking for one vehicle giving access to a detached



garage.

Located on the sought after Burnham Road in the heart of the Marine Estate in Leigh On Sea, this outstanding property is perfectly positioned to take full advantage of the popular Leigh Broadway, offering an extensive range of shops, bars, restaurants and boutiques as well as being within a short stroll of the railway station, giving direct access into London Fenchurch Street.



**Accommodation Comprises:**

The property is approached via double glazed French doors giving access to a communal entrance hall with further double glazed door leading to:

**Entrance Hall:**

24'1 (reducing to 16'6) x 11'1

A very spacious and welcoming entrance hall with engineered oak wood flooring throughout, coved to smooth plastered ceiling with inset spotlighting, wood panelling to waist height, cast iron effect radiator, doors to:

**Lounge/Bedroom:**

16'3 x 12'1

Double glazed bay window to front aspect, engineered oak wood flooring, feature fireplace with inset log burner with slated tiled hearth, coved to smooth plastered ceiling with inset spotlighting, picture rail, cast iron effect radiator. Please note this room is currently being utilised as a lounge but could easily be used as the third bedroom if required.

**Open Plan Kitchen/Dining & Sitting Room:**

30'1 x 14'9 (reducing to 13'1)

An incredible room with two clearly defined areas as follows:

**Kitchen/Diner:**

13'4 x 13'1

Double glazed French doors to rear giving access to the garden. The kitchen is fitted to include a modern one and a quarter bowl sink unit with mixer tap, inset into a central island with Silestone Quartz work surfaces and cupboards and drawers beneath, integrated dishwasher and bin storage, further range of matching work tops with cupboards and drawers beneath and matching eye level wall mounted cabinets above with concealed lighting benaeth, appliance space for 'Rangemaster' cooker with fitted extractor hood above, integrated fridge with separate freezer, coved to smooth plastered ceiling with inset spotlighting, engineered oak wood flooring, glazed door to utility room and open plan to the sitting area.

**Sitting Room:**

16'6 x 14'9

Double glaed bi folding doors to rear overlooking and leading to the rear garden, continuation of engineered oak wood flooring throughout, feature fireplace with inset log burner and slated tiled heath, coved to smooth plastered ceiling with inset spotlighting and feature roof lantern, vertical radiator.

**Utility Room:**

13'3 x 5'1

Double glazed window to side aspect with adjacent door to side garden with bespoke fitted plantatiin shutters, butler sink with mixer tap inset into a range of Silestone Quartz work surfaces with cupboards beneath, integrated washing machine, further fitted cupboards and storage, engineered wood flooring, coved to smooth plastered ceiling with inset spotlighting, vertical radiator.

**Externally**

**Bedroom One:**

16'1 (reducing to 12'6) x 13'3

Double glazed bay window to front aspect, engineered oak wood floiroing, coved to smooth plastered ceiling with inset spotlighting, feature three quarter wood panelling to one wall, cast iron effect radiator, glazed double doors to:

**Walk-in Closet:**

8'9 x 2'1

With a continuation of engieneered oak wood flooring, bespoke range of fitted storage and hangin rails.

**Bedroom Two:**

12'9 x 11'7

Double glazed French doors to side aspect giving access to a small courtyard garden, engineered oak wood flooring, coved to smooth plastered ceiling with inset spotlighting, three quarter wood panelling to one wall, cast iron effect radiator, door to:

**En Suite Shower Room:**

7'5 x 4'6

Modern three piece suite comprising; fully tiled shower cubicle, low level WC, wall mounted wash hand basin, half wood panelling to surrounding walls, tiled flooring, coved to smooth plastered ceiling with inset spotlighting, cast iron effect radiator.







#### Bathroom:

9'7 x 6'1

Modern three piece white suite comprising, bath with shower attachment and rainfall shower head over, wash hand basin with vanity cupboard beneath, low level WC, half wood panelled to surrounding walls, tiled flooring, coved and smooth plastered ceiling with inset spotlighting, cast iron effect radiator.

#### Rear Garden:

The property benefits from its own private west backing rear garden which commences with an extensive shingled patio area to the immediate rear, providing a wonderful space for outside dining and entertaining with a further pergola area to the side and additional side garden. The remainder of the garden is laid to lawn and enclosed by screen panel fencing, childrens playhouse, garden shed plus a purpose built garden room measuring 23'5 x 14'5 with power and lighting connected. To the side of the property there is an additional garden area which is laid with shingle giving access to both the front of the property and to the garage. There is also a storage cupboard housing a combination boiler (not tested).

#### Front Garden:

To the front of the property there is off street parking for one vehicle giving access to:

#### Detached Garage:

22'7 x 7'1

With up and over door, power and lighting connected, personal door to garden.

#### Lease Information

Share of Freehold

Lease: 137 years remaining

Ground Rent: £0

Maintenance charge is shared with the upstairs flat as and when required.

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

























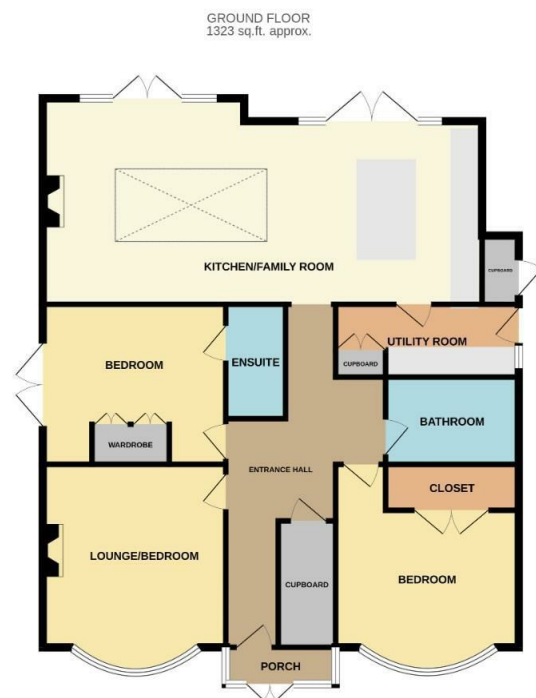












TOTAL FLOOR AREA : 1754 sq.ft. approx.  
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## Property Details

3 Bedrooms  
2 Bathrooms  
1 Reception Rooms  
Flat - Ground Floor

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

£675,000

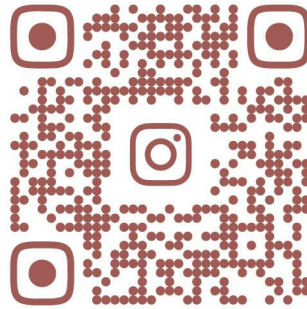
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