



Leigh Road, Leigh-On-Sea
£275,000

home.

290B Leigh Road

Leigh-On-Sea
SS9 1BW



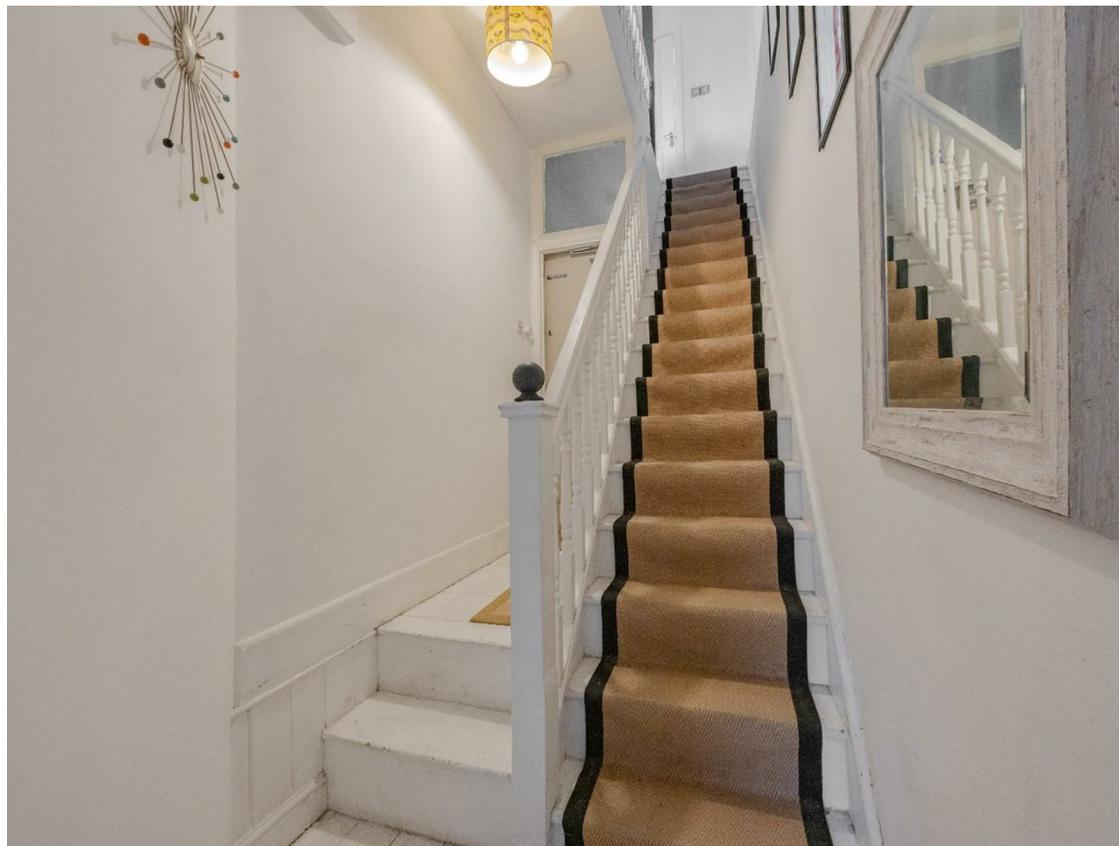
- First and Second Floor Maisonette
- One Double Bedroom
- En-Suite Shower Room
- Contemporary Kitchen
- Spacious and Bright Lounge
- Modern Three Piece Shower Room
- South Facing Balcony with Sea Views
- One Allocated Parking Space
- Walking Distance to either Chalkwell or Leigh Train Station
- Superb Location on Leigh Road next 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 delighted to present this charming first-floor maisonette located on Leigh Road in Leigh-On-Sea. This delightful flat features one spacious bedroom, complete with an en-suite shower room, providing a perfect retreat for relaxation.

As you ascend to the second floor, you will find a modern shower room that complements the stylish design of the property. The open-plan kitchen and lounge area create a welcoming space, ideal for both entertaining guests and enjoying quiet evenings at home. The highlight of this flat is undoubtedly the south-facing balcony, which offers stunning sea views, allowing you to soak in the beauty of the coastline.

Externally, the property benefits from an allocated parking space for one vehicle, ensuring convenience in this vibrant area. Situated just moments from Leigh Broadway, you will have access to a variety of shops, cafes, and restaurants, making it a perfect location for those who enjoy a lively community atmosphere. Additionally, both Chalkwell and Leigh Train Stations are within a short walking distance, providing excellent transport links for commuters.

This maisonette is an exceptional opportunity for anyone seeking a modern and comfortable living space in a sought-after location. Don't miss your chance to make this lovely property your new home.



Accommodation Comprises

The property is approached via a communal entrance door into communal hallway which is carpeted, skirting, two ceiling lights, carpeted stairs leading to the first floor. Private entrance door into:

Entrance Hall

Wooden flooring, skirting, ceiling light, radiator, wooden stairs with carpet runner leading to the second floor. Door to:

Bedroom

11'2 x 7'9

Carpeted, skirting, ceiling light, double glazed window to rear aspect and double glazed obscure window to the side aspect, radiator. Door to:

En-Suite Shower Room

8'1 x 2'4

Tiled effect lino flooring, extractor fan, spotlighting, WC, wash hand basin and shower cubicle, Worcester combi boiler.

Second Floor Landing

Wood effect laminate flooring, skirting. Open to:

Open Plan Lounge /Kitchen

Lounge Area

15'2 x 13'1

Wood effect laminate flooring, skirting, double glazed French doors leading onto the balcony, ceiling light, eaves storage cupboard, radiator, door to bathroom. Open to:

Kitchen Area

10'2 x 7'10

Wood effect laminate flooring, skirting, double glazed window to front aspect, ceiling light, pantry cupboard, tiled wall. The kitchen is fitted to include a range of base units with wood effect worksurface and matching eye level wall mounted units, integrated oven with four ring gas hob and extractor above, one and a half sink with drainer and mixer tap, space for washing machine, further base units with matching wood effect worksurface and shelf storage above, space for fridge freezer.

Shower Room

7'0 x 7'0

Tiled flooring and skirting, part tiled walls, spotlighting, extractor fan, wash hand basin with vanity storage beneath, shower cubicle with Rainfall shower, heated towel rail.

Externally

Balcony

South facing balcony offering great sea views with composite decking and iron balustrade, storage cupboard.

Parking

One allocated parking space to the rear of the property.

Lease Information

Lease: 155 years remaining

Ground Rent: £300 Per Annum

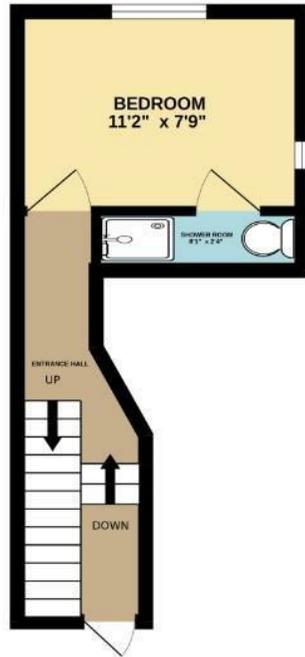
Service Charge: £0

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

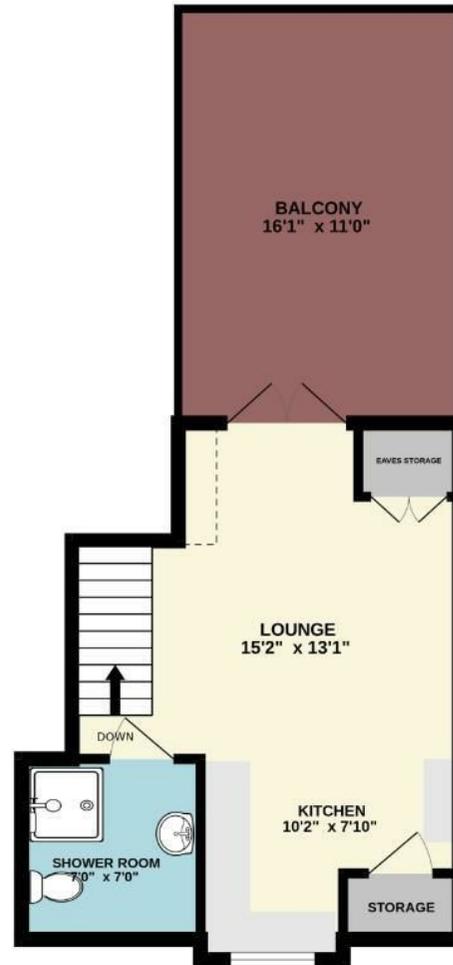




FIRST FLOOR
172 sq.ft. approx.



SECOND FLOOR
304 sq.ft. approx.



TOTAL FLOOR AREA: 476 sq.ft. approx.
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Property Details

1 Bedrooms
2 Bathrooms
1 Reception Rooms
Maisonette

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

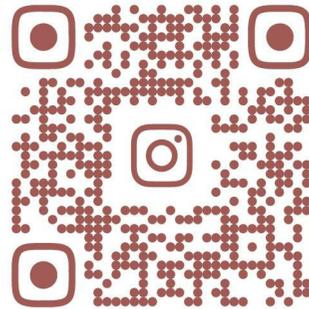
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homeofleigh.com

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