



Sandleigh Road, Leigh-On-Sea  
£350,000

home.

# 24a Sandleigh Road

Leigh-On-Sea

SS9 1JU



- Bright & Airy First Floor Apartment
- Two Bedrooms
- West Facing Lounge
- Great Size Kitchen/Breakfast Room
- Direct Access Down To Own Private Rear Garden
- Modern Four Piece Bathroom
- Perfectly Situated For Leigh Road Shopping
- Short Stroll To Chalkwell Mainline Railway 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 excited to offer for sale this bright and airy two bedroom first floor apartment which has been well maintained by the current owners and boasts a great size kitchen/breakfast room with direct access down to its own private rear garden.

The accommodation comprises; spacious first floor landing, a west facing lounge, separate kitchen/breakfast room with access to the garden, two bedrooms and a modern four piece bathroom suite.

Externally there is access down to a private rear garden.

Located on Sandleigh Road in the heart of Leigh On Sea, this wonderful apartment is perfectly situated for the Leigh Road and its array of shops, bars, restaurants and cool boutiques with Chalkwell Station also being with a short stroll giving direct access into London Fenchurch Street.



**Accommodation Comprises:**

The property is approached via communal entrance door into communal hall with private door and white washed stair case leading to the first floor landing.

**First Floor Landing:**

25'11 x 5'11

A great size landing with wood flooring throughout, smooth plastered ceiling with access to loft space, fitted storage cupboards, radiator, doors to:

**Lounge:**

16'4 x 12'9

Double glazed bay window to front aspect, wood flooring, coved to smooth plastered ceiling, fireplace with tiled hearth, radiator.

**Kitchen/Breakfast Room:**

13'10 x 11'11

Double glazed barn style door to rear balcony with stairs leading to the rear garden. The kitchen is fitted to include a double butler sink with mixer tap, inset into a range of wood block work tops with cupboards and drawers beneath, further range of matching eye level wall mounted units with concealed lighting beneath, appliance space and plumbing for washing machine, space for dishwasher and fridge/freezer, central island with matching work tops and integrated oven and four ring electric hob, wood flooring, smooth plastered ceiling, radiator.

**Bedroom One:**

11'11 x 11'6

Double glazed sash window to rear aspect, wood flooring, built-in alcove cupboard housing hot water tank and boiler (not tested). additional alcove storage cupboard, smooth plastered ceiling, radiator.

**Bedroom Two:**

8'11 x 5'10

Double glazed window to front aspect, wood flooring, smooth plastered ceiling, radiator.

**Bathroom:**

8'9 x 8'6

Two double glazed obscure windows to side aspect, modern four piece suite comprising; claw footed bath with mixer tap, low level WC, pedestal wash hand basin, fully tiled shower cubicle, tiled flooring, smooth plastered ceiling with inset spotlighting, heated towel rail.

**Externally:****Rear Garden:**

The property benefits from its own private rear garden which is laid with slate chippings and enclosed by screen panelled fencing.

**Lease Information**

Lease: 156 remaining

Ground Rent: £30

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:  
Tenure: Leasehold  
Council Tax Band: B

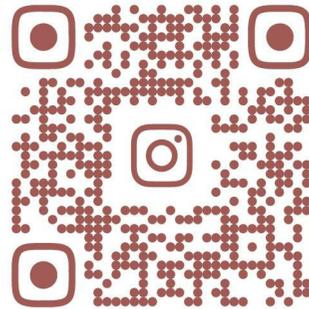
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