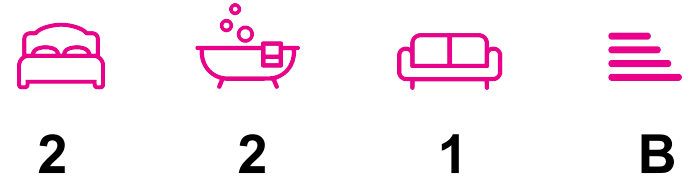


home.

£375,000

Stirling Hall, Elm Road, Leigh-On-Sea

Flat 9 Stirling Hall, Elm Road, Leigh-On-Sea, Essex, SS9 1HT



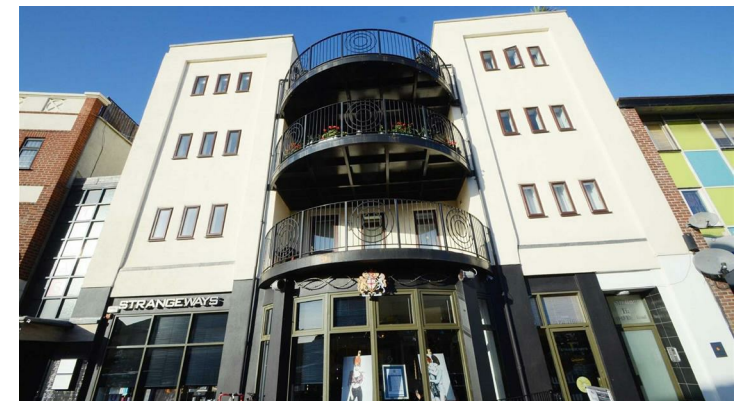
Home Estate Agents are delighted to offer for sale this exceptional two bedroom second floor apartment, nearly 1000sqft of beautifully presented accommodation in the heart of Leigh-on-Sea, just moments from Leigh Broadway and the estuary.

Finished to a high standard throughout, this spacious apartment is perfectly suited to professionals, downsizers or those seeking a stylish coastal home with excellent transport links. The accommodation is accessed via a secure communal entrance with both lift and stair access, leading to a welcoming entrance hall with useful storage.

The standout feature is the impressive open plan kitchen, lounge and dining room, creating a superb entertaining space filled with natural light. The contemporary kitchen is fitted with integrated appliances, a breakfast bar and ample storage, while the living area opens onto a private balcony enjoying attractive views towards the estuary.

There are two well proportioned bedrooms, with the principal bedroom benefitting from a modern en suite shower room. A stylish family bathroom serves the remainder of the accommodation, both finished with quality fittings and contemporary tiling.

Further benefits include engineered wood flooring, smart electric radiators, double glazing throughout and secure entry to the building.



Entrance

Secure communal entrance lobby with stairs and lift to second floor with inner hallway leading to:

Hallway

Entrance door to rear with entry phone system, engineered wooden flooring, down lights, large storage cupboard. Doors into:

Open Plan Lounge/Kitchen/Diner

24'2 x 20'1

Kitchen Area

Tiled flooring, base, drawer and cupboard units with straight edge work surfaces and matching eye level units, bar stool area, integrated wine cooler, fridge, freezer, dishwasher, washing machine, electric oven with four ring electric hob and extractor over, microwave and bowl sink with drainer and mixer tap, three double glazed windows to front, down lights, under lighting.

Lounge/Dining Area

Engineered wooden flooring, down lights, two electric heaters, double glazed window to front, double glazed door leading to balcony.

Bedroom One

15'9 x 12'4

Engineered wooden flooring, down lights, electric heater, three double glazed windows to front, down lights. Door leading to:

En-Suite

Tiled flooring, part tiled walls, heated towel rail, down lights, extractor, walk in double shower, wash hand basin with mixer taps, vanity unit, wall mounted mirror, WC.

Bedroom Two

11'2 x 7'7

Engineered wooden flooring, down lights and double glazed window to front.

Bathroom

Tiled flooring, part tiled walls, down lights, extractor, heated towel rail, WC, wash hand basin with mixer tap, vanity unit, wall mounted mirror, bath with mixer tap and shower over.

Externally

Balcony

The property provides access to a private balcony which offers estuary views.

Lease Information

Lease 101 Years remaining

Ground Rent £250 Per Annum

Service Charge £1,956.36 Per Annum

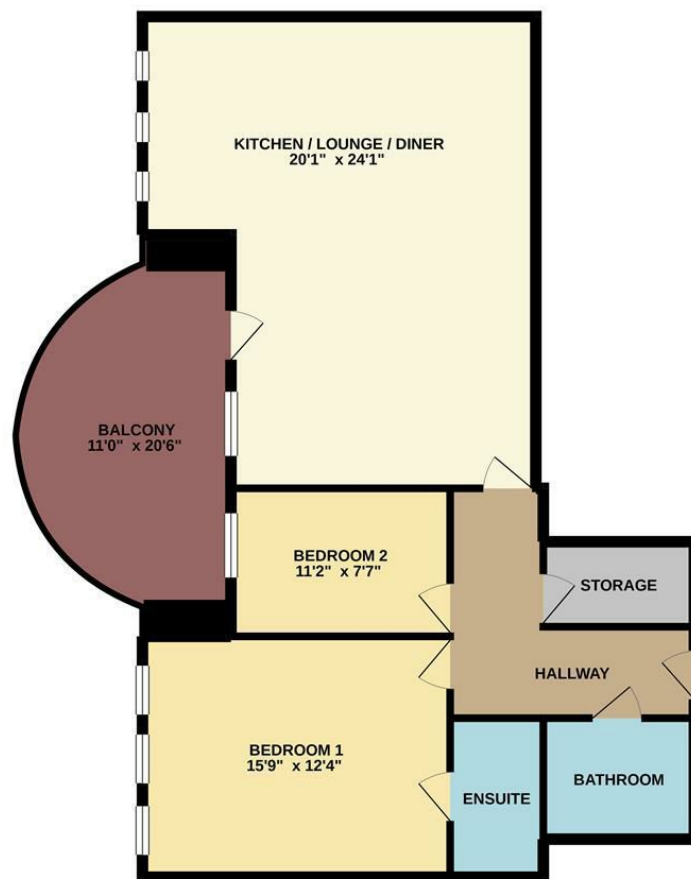
Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.







SECOND FLOOR
917 sq.ft. approx.



TOTAL FLOOR AREA : 917 sq.ft. approx.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

£375,000 Leasehold

HOME - The Estate Agent of Leigh
The Old Bank, 26 Broadway, Leigh-on-Sea, Essex, SS9 1AW. Tel: 01702 480033

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.