



home.

**£550,000**

Undercliff Gardens, Leigh-On-Sea



# Flat 14 Seabrink Undercliff Gardens, Leigh-On-Sea, Essex, SS9 1EA



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Home Estate Agents are excited to introduce this stunning property located in the picturesque Undercliff Gardens, Leigh-On-Sea. This delightful flat boasts a spacious reception room, two double bedrooms, and two convenient bathrooms.

One of the highlights of this property is the amazing sea views that can be enjoyed from the south-facing balcony and lounge, providing a tranquil and relaxing environment to unwind after a long day. Imagine sipping your morning coffee while soaking in the beauty of the sea right from the comfort of your own home.

Convenience is key with this property, as it is situated close to Leigh Broadway and Chalkwell Train Station, offering easy access to local amenities and excellent transport links for those who commute regularly.

The modern interior of the property is complemented by a farmhouse-style bespoke kitchen, adding a touch of charm and character to the space. Whether you enjoy cooking up a storm or simply appreciate a well-designed kitchen, this property has it all.

Furthermore, with parking space for two vehicles, you won't have to worry about finding a spot for your car after a long day at work. This added convenience makes this property a practical choice for those with vehicles.

Don't miss out on the opportunity to make this modern yet charming property your new home. Book a viewing today and experience the beauty and convenience that this flat in Seabrink, Undercliff Gardens has to offer.



## Entrance Hall

Carpeted, entryphone system, wall lights, radiators, cupboards, doors to:

## Open Plan Lounge/Diner

24'6" x 14'6"

## Dining Area

14'6" x 9'7"

Carpeted, single glazed window to side with secondary glazing, ceiling light, coved cornice, radiator. Open to:

## Lounge

14'6" x 13'5"

Carpeted, double glazed bi-folding doors leading to balcony, ceiling light, wall light points, coved cornice, radiator.

## Balcony

South facing balcony offering sea views, tiled flooring, double glazed window and a further double glazed obscure window both to side, glass balustrade, electric awning and overhead heater.

## Kitchen

11'2 x 10'8

Stone tiled flooring, single glazed window to side, coved cornice, spotlights, bespoke fitted kitchen by Mad dogs & Englishmen with solid wood worksurfaces with base units and matching wall mounted eye level units, Butler sink with drainer and tap, tiled splashbacks, space for six burner range oven with extractor over, fridge freezer, dishwasher and washing machine.

## Bedroom One

11'10 x 11'6

Carpeted, two secondary glazed windows to rear with shutters, ceiling light, coved cornice, Hammonds fitted wardrobes, radiator. Door to:

## En-Suite

8'9 x 7'6

Carpeted, tiled walls, single glazed obscure window to rear with shutters, two ceiling lights, WC, wash hand basin, shaver socket, walk in shower, heated towel rail.

## Bedroom Two

11'2 x 10'8

Carpeted, secondary glazed window to rear with shutters, ceiling light, coved cornice, radiator.

## Shower Room

Carpeted, tiled walls, two ceiling lights, wash hand basin, shower, WC, extractor, radiator.

## Externally

## Parking

Parking for 2 cars

## Lease Information

Share Of Freehold

Lease: 954 years remaining

Ground Rent: £1 Per Annum

Service Charge: £175 PCM

Sinking Fund: £250 Per Annum

No pets allowed - condition of the lease

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















TOTAL FLOOR AREA : 945 sq.ft. approx.  
Made with Metropix 6/2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	75	81
England & Wales		EU Directive 2002/91/EC

# £550,000 Share of Freehold

HOME - The Estate Agent of Leigh  
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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.