



home.

£1,395 Per Month

Hillside Crescent, Leigh-On-Sea

61a Hillside Crescent, Leigh-On-Sea, Essex, SS9 1HQ

Home Estate Agents are delighted to present this super two bed first floor apartment which enjoys a wonderful location, sandwiched between Leigh Road and the Estuary front. This spacious apartment is in excellent order throughout, comprising, ground floor entrance, imposing reception hall, lounge/diner, kitchen, bathroom, two double bedrooms the master enjoying a balcony to the rear. Ideal for commuters to the City with Chalkwell station being within a short stroll. Available beginning March.



Own Ground Floor Entrance Hall -

Feature dogleg stair raise rising to:

Galleried Landing

Window to side with estuary glimpse, radiator, high coved ceiling, airing cupboard. Twin panelled glazed doors leading through to:

Living/Dining Room 17' into bay x 13

Deep bay window to the front with sea glimpses, two radiators, high cornice ceiling, tv aerial point.

Kitchen 10' x 7'

Range of base and eye level cupboards, one and a half bowl stainless steel sink, oven, hob, extractor. Window overlooking the rear garden. Included in the rental is the washing machine and fridge/freezer.

Bedroom One 14' max x 11

Cupboard housing gas central heating boiler and shelving for storage, radiator. Window to rear. French door leading to a wonderful balcony with ample room for table and chairs with wrought iron balustrade and decking.

Bedroom Two 13' x 8'1

Window to side, radiator



details which were taken in the past and therefore a viewing is always strongly recommended. After 01st June 2019, the tenancy deposit will be the equivalent of five weeks rent (subject to the monthly rental amount). The tenancy deposit is calculated at the monthly rental amount, multiplied by 12 (number of months in the year), divided by 52 (number of weeks in the year), multiplied by 5.



Bathroom 8'1" x 6'

Feature raised claw and ball foot bath with shower attachment, wall mounted wash hand basin, wc, tiling to floor and walls, chrome vertical radiator.

Externally

Garden

Garden area to rear with a shed.

Agency Note

After the 01st February 2016 all applicants over the age of 18 years old will need to undergo "Right to rent" checks. Please note that some properties may be advertised using images and





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Per Month £1,395

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.