



Sandleigh Road, Leigh-On-Sea  
£1,100 PCM

home.

# Flat 4 Clover Lodge, 49 Sandleigh Road

Leigh-On-Sea  
SS9 1JT



- Fabulous One Bedroom First Floor Apartment
- Allocated Off Street Parking To Rear
- Modern Kitchen/Diner
- Spacious Bedrooms With Built-In Wardrobes
- Within Walking Distance Of Local Park, Seafront & Mainline Railway Station
- Short Stroll To Leigh's Fashionable 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 excited to offer to let this fabulous one bedroom first floor apartment in Leigh-on-Sea. This ideal first home provides excellent internal condition and comes with allocated off street parking to rear.

The accommodation comprises; communal entrance lobby with private door into; hallway, large lounge, modern kitchen/diner, modern bathroom and a large bedroom with large built in wardrobes. Externally, the property offers allocated off street parking to rear.

The property is served by gas central heating and offers double glazing throughout.

Situated on Sandleigh Road in Leigh-on-Sea, this excellent first floor flat is within walking distance of all local amenities which includes nearby park, seafront and mainline railway station for commuters. Also within a short stroll is Leigh's fashionable Broadway and its array of bars, cafes, restaurants and popular boutiques.





### Entrance

Communal door into communal hallway with stairs leading to first floor. Private entrance door into:

### Hallway

Spacious hallway with wooden flooring, storage cupboard with shelving and housing fuse box, ceiling light, down lights. Doors into:

### Kitchen

14'3 x 10'3

Modern wall and base level units with complimentary work surfaces, stainless steel sink with mixer tap and drainer, integrated appliances include: Bosch oven with electric hob and extractor over, dishwasher and washing machine, glass splashbacks, freestanding American style Samsung fridge freezer, boiler, spotlights, radiator.

### Lounge

14'11 x 14'6 into bay

Carpeted, double glazed lead light bay window to front, decorative feature cast iron fireplace with tiled hearth and wooden surround, ceiling light, radiator.



### Bedroom

13'11 x 8'10

Carpeted, double glazed window to rear, radiator, built in mirrored sliding door wardrobes, ceiling light.

### Bathroom

7'6 x 5'11

Vinyl flooring, panelled bath with mixer tap, shower over and screen, pedestal wash hand basin with mixer taps, wall mounted mirrored cabinet, WC, towel rail, spotlights.

### Agents 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 details which were taken in the past and therefore a viewing is the 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.



## Property Details

1 Bedrooms  
1 Bathrooms  
1 Reception Rooms  
Flat

Approx. sq ft  
EPC band: C  
Tenure:  
Council Tax Band: B

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home.



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