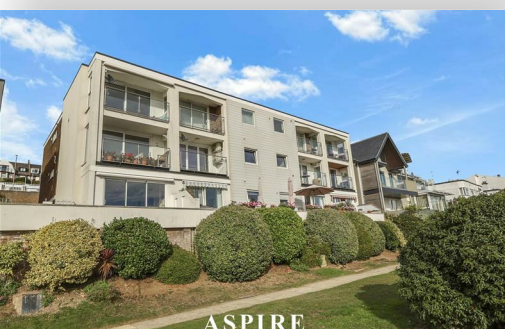
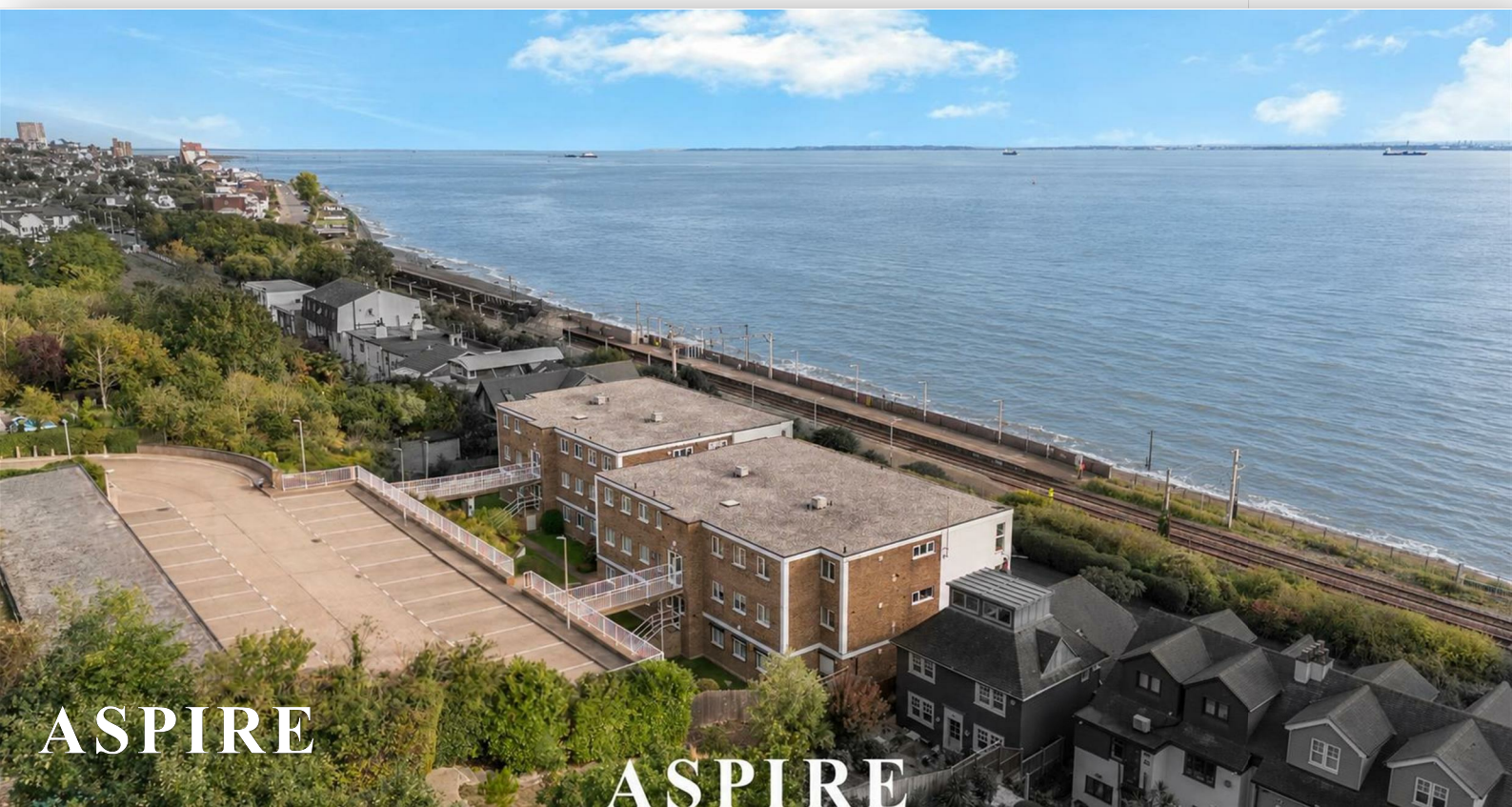


**To arrange a viewing contact us
today on 01268 777400**



Seabrink, 46 Undercliff Gardens, Leigh-on-Sea, Leigh on sea

Asking price £525 000

Situated on the ever-popular Undercliff Gardens in the heart of Leigh-on-Sea, this well-presented two-bedroom apartment offers spacious accommodation, a south-facing balcony and the added benefit of a private garage with additional off-street parking.

Located on the lower ground floor of this sought-after purpose-built block, the property features a spacious entrance hall leading through to a generous open-plan lounge and dining area, with patio doors opening onto the south-facing balcony. A separate modern fitted kitchen provides a practical and well-defined space, while two good-sized double bedrooms are complemented by a family bathroom and a separate shower room.

Outside, the south-facing balcony provides an ideal spot to enjoy the sunshine, with access to beautifully maintained communal gardens to the front of the building. To the rear, the property benefits from a single garage and additional off-street parking.

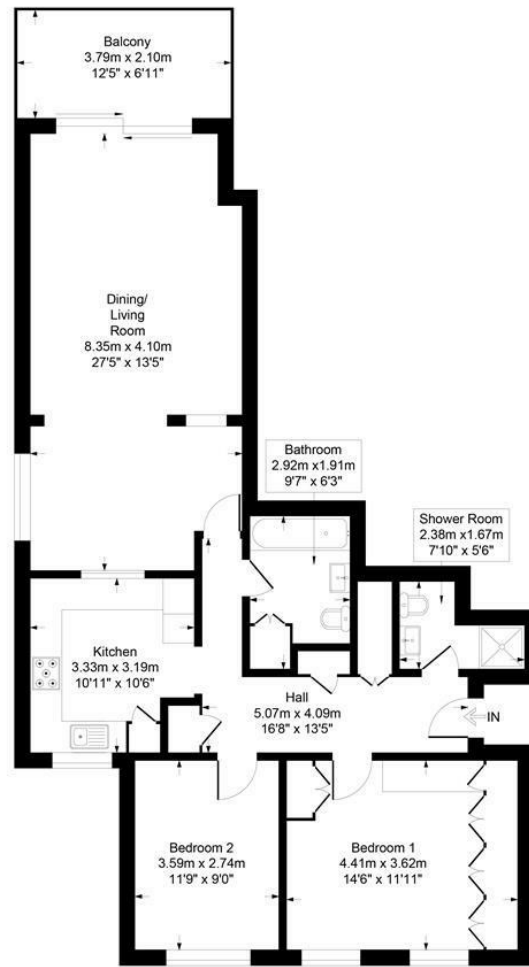
The location is a real highlight, with Leigh-on-Sea's vibrant Broadway just a short walk away, offering an excellent selection of independent shops, boutiques, bars and restaurants. Chalkwell railway station is also within easy walking distance, providing direct connections to London Fenchurch Street.

Combining generous living space, useful outside areas and excellent local amenities, this apartment offers a great opportunity to enjoy all that Leigh-on-Sea has to offer.

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Flat 01 Undercliff Gardens

Approximate Gross Internal Floor Area = 91.89 sq m / 989 sq ft



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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			
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.