



* £270,000- £280,000 * RENOVATED FROM TOP TO BOTTOM * STUNNING OWN REAR GARDEN * Nestled on London Road in the charming seaside town of Leigh-on-Sea, this stunning ground floor flat offers a delightful blend of comfort and convenience. Boasting two spacious double bedrooms, this property is perfect for couples, small families, or those seeking a serene retreat by the coast. As you enter, you are welcomed into a bright and airy through lounge/diner, which provides direct access to your own private south-facing rear garden. This outdoor space is ideal for enjoying sunny afternoons or hosting gatherings with friends and family. The contemporary three-piece bathroom adds a touch of modern elegance, ensuring that your daily routines are both stylish and functional. The location is truly enviable, with the picturesque Belfairs Wood and Golf Course just a stone's throw away, offering ample opportunities for outdoor activities and leisurely strolls. Additionally, the vibrant shopping facilities along London Road are merely moments from your doorstep, providing easy access to a variety of shops, cafes, and amenities. For those who commute, Leigh Station is within walking distance, making travel to London and beyond both convenient and efficient. This flat is not just a home; it is a lifestyle choice, combining the best of coastal living with the practicality of urban amenities. Don't miss the chance to make this exceptional property your own.

- Stunning ground floor flat
- Two double bedrooms
- Modern fully fitted kitchen
- Walking distance to Leigh Station
- Moments from London Road shopping facilities
- Own private south facing rear garden
- Through Lounge/Diner with direct access to your garden
- Contemporary three-piece bathroom
- Belfairs Wood and Gold Course close by
- Share of the freehold

London Road

Leigh-On-Sea

£270,000

Price Guide



London Road



Communal Entrance

Cupboard housing the electric meter, gives access to:

Entrance Hallway

24'5" x 2'11" plus recess

Smooth ceiling with two pendant lights, range of storage cupboards, one housing the water meter, entry phone system, solid wood entrance door to the side, LVT flooring, door to:

Kitchen

9'2" x 6'11"

Smooth ceiling with a pendant light, double-glazed windows to the rear overlooking the garden. Two-toned kitchen comprising of; wall and base-level units with a square-edge quartz-effect worktop, inset sink with a black mixer tap, pan drawers, integrated Bosch dishwasher, integrated five-ring induction hob with an extractor fan above, integrated double oven and grill, open shelving, vertical two-column radiator, recess offering space for a washing machine, LVT flooring.

Shower Room

10'2" max x 5'11"

Smooth ceiling with a pendant light, obscured double-glazed windows to the front, double walk-in shower with a rainfall head and a shower hose with brushed brass finishes, wall-hung vanity unit wash basin with a tiled splashback, concealed wall-hung WC, matching wall cabinet with lighting, wall lights, brushed brass trimming on the tiles on part-tiled walls, LVT flooring.

Through Lounge/Diner

23'2" x 11'9"

Dining Area:

Smooth ceiling with a pendant light, double-glazed windows to the rear overlooking the garden, three-column radiator, LVT flooring, opening to:

Lounge Area:

Smooth ceiling with a pendant light, double-glazed windows to the rear overlooking the garden, double-glazed UPVC door to the rear leading out to the garden, vertical three-column radiator, wall-hung TV unit with matching cabinet, LVT flooring, opening back to the hallway.

Bedroom One

14'3" x 11'5"

Smooth ceiling with a pendant light, double-glazed windows to the front overlooking the communal garden, two column radiators, a range of built-in storage cupboards and top boxes, LVT flooring.

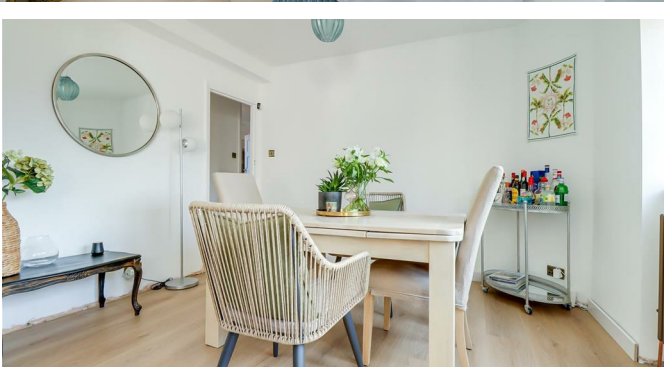
Bedroom Two

10'5" x 12'1"

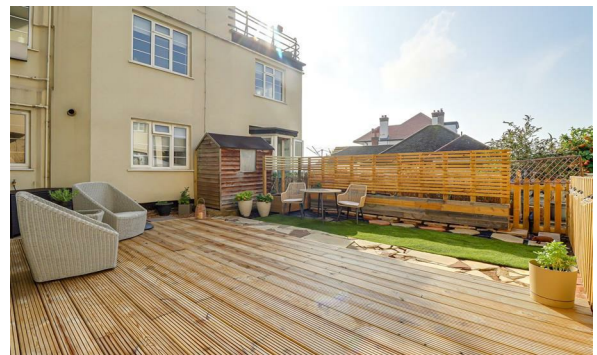
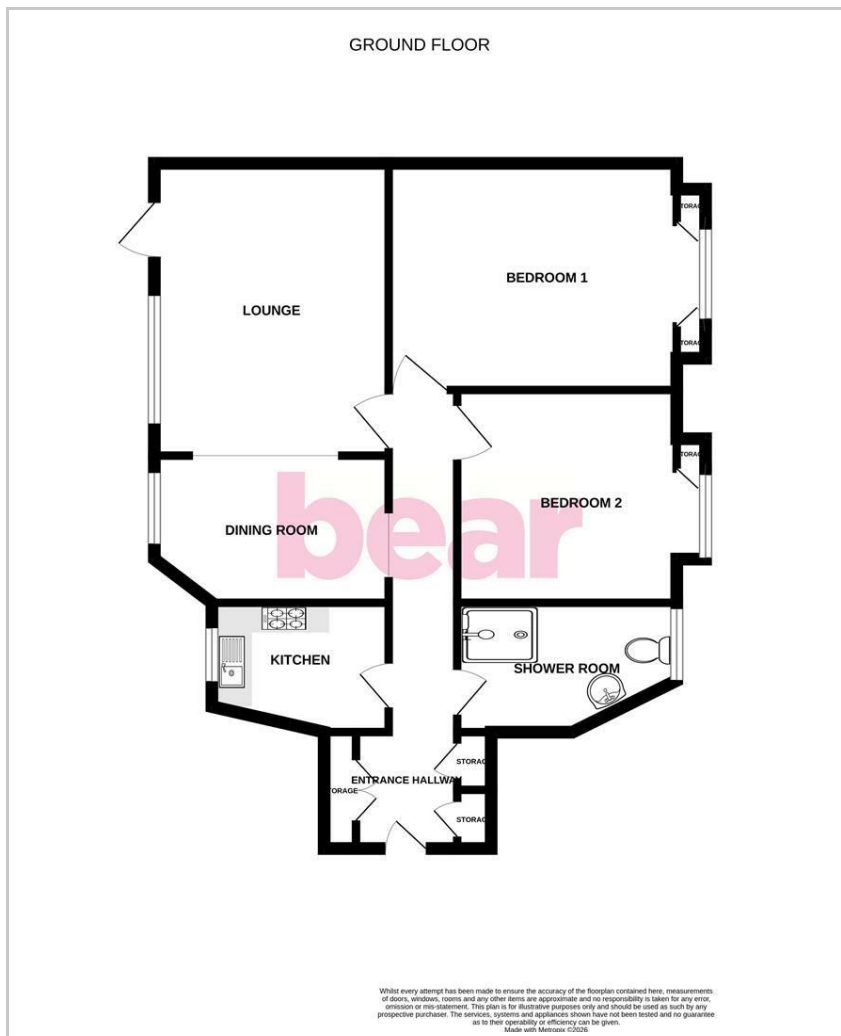
Smooth ceiling with a pendant light, double-glazed bay windows to the front overlooking the communal gardens, built-in cupboard with a top box, three-column radiator, LVT flooring.

Own South Facing Rear Garden

Commences with a newly installed raised decking area with a crazy paved patio, with the remaining laid to artificial lawn, shingled area with stand-alone slabs, raised planters, new fences on the perimeter, outside tap, outside power points.



Floor Plan



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 los@bearestateagents.co.uk <http://www.bearestateagents.co.uk/>

Energy Efficiency Graph

