



\* £280,000 - £300,000 \* LONG LEASE WITH LOW CHARGES \* SPACIOUS LOFT CONVERSION \* SOUTH OF LONDON ROAD \* SHORT WALK TO CHALKWELL STATION AND LEIGH BROADWAY \* This beautifully presented split-level maisonette is ideally located just seconds from the vibrant Leigh Broadway, right in the heart of sought-after Leigh-on-Sea. The accommodation is arranged over two levels and is accessed via a private entrance with stairs leading to the first floor. The first floor comprises of a spacious lounge, a versatile second bedroom currently utilised as a dining room, a modern kitchen, a four-piece bathroom, and a landing with stairs rising to the second floor. The upper level features a generous master bedroom complete with fitted wardrobes and access to useful eaves storage - even the possibility to create an en-suite. For schooling, the preferred Leigh North Street School, Darlinghurst and Belfairs Academies are within catchment, with the prestigious grammar schools also nearby. South of London Road, this property benefits from a prime location just moments from the lively restaurants, shops and amenities of Leigh Broadway, with convenient bus routes and Chalkwell Station within easy walking distance- ideal for those commuting into London. This beautiful split-level maisonette offers generous living space, and a prime location- just moments from Leigh Broadway and Chalkwell Station, with a long lease and low charges to complete the package - call us today to arrange a viewing! Leasehold: 150 year lease(approx.) // Service charge: £526(approx.) // Ground rent: £125(approx.)

- Long lease with low charges
- Loft conversion
- Master bedroom
- Spacious bay-fronted lounge
- Four-piece bathroom
- Short walk to Chalkwell Station and Leigh Broadway
- Private front entrance
- Second double bedroom
- Modern kitchen
- Fitted wardrobes and eaves storage

## Leighton Avenue

Leigh-on-Sea

**£280,000**

Price Guide





# Leighton Avenue



## Frontage

Beautiful bay-fronted period property with block paved frontage and brick wall, private double glazed obscured front door leading to:

## Entrance Hallway

Carpeted stairs rising to first floor, cornicing, skirting, carpet.

## First Floor Landing

12'4" x 6'0"

Stairs rising to second floor, radiator, smooth ceilings, skirting, carpet.

## Lounge

17'5" x 12'5"

UPVC double glazed bay-fronted window, radiator, smooth ceilings with cornicing, skirting, wood effect lino flooring.

## Bedroom Two/Dining Room

14'10" x 11'4"

UPVC double glazed window to rear aspect, double radiator, smooth ceilings with cornicing, skirting, wood effect lino flooring.

## Kitchen

8'2" x 8'1"

UPVC double glazed triangular bay window, white gloss kitchen units both wall mounted and base level, kitchen comprised of; space for fridge/freezer, space for washing machine/tumble dryer, integrated Lamona dishwasher, stainless steel sink with drainer and chrome mixer tap, four ring gas burner with stainless steel extractor hood, integrated Hoover oven, smooth ceilings with inset spotlights, wood effect laminate flooring.

## Bathroom

8'11" x 7'2"

UPVC double glazed obscured windows to rear aspect, chrome towel radiator, WC, Victorian style bath, corner shower, wash basin with chrome taps, smooth ceilings, partially tiled walls, wood effect flooring.

## Bedroom One

17'6" x 11'5" > 13'5" x 4'1"

UPVC double glazed window to front aspect, two double glazed skylights, two radiators, fitted wardrobes with mirrored sliding doors, access to eaves at rear and front of property, smooth ceilings, skirting, carpet - possibility to create an en-suite if desired.

## Private West-Facing Rear Garden

This generous garden has recently been cleared and offers the perfect opportunity to create your own outdoor retreat.

PLEASE NOTE: Access to the garden is via a gate next to no. 113 Leighton Avenue

## Agent Notes:

Leasehold: 150 year lease(approx.) // Service charge: £526(approx.) // Ground rent:

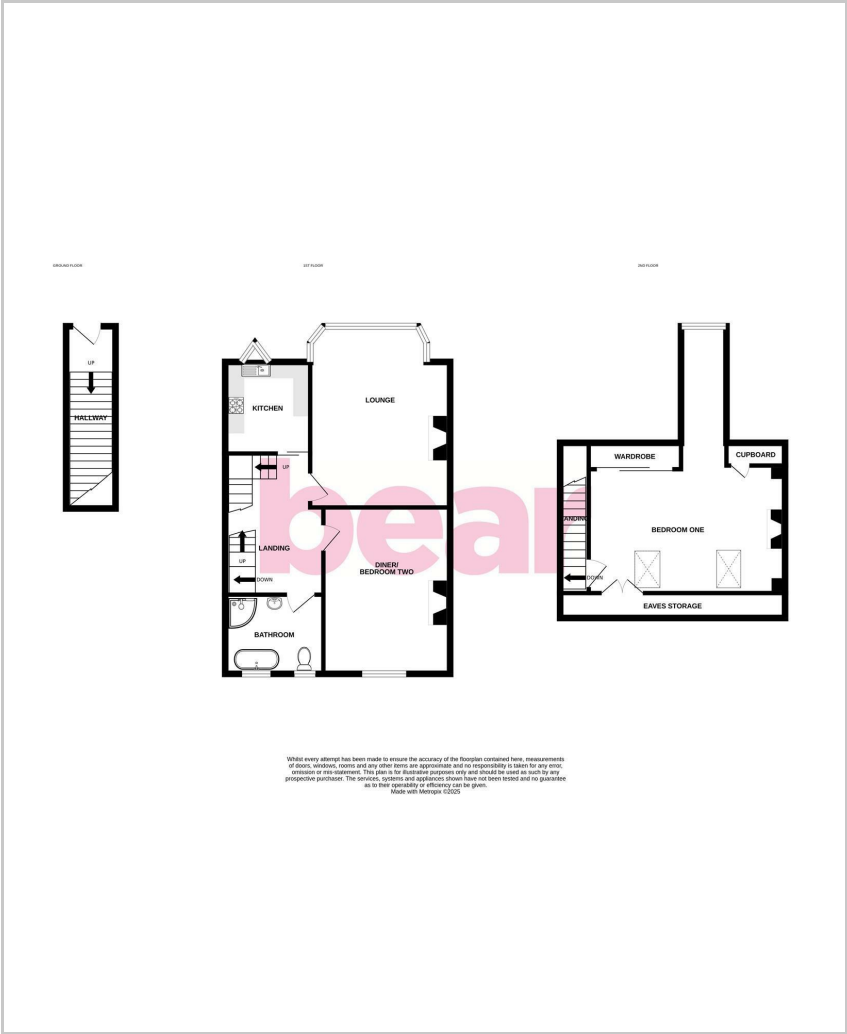
£125(approx.)

Council tax band: B

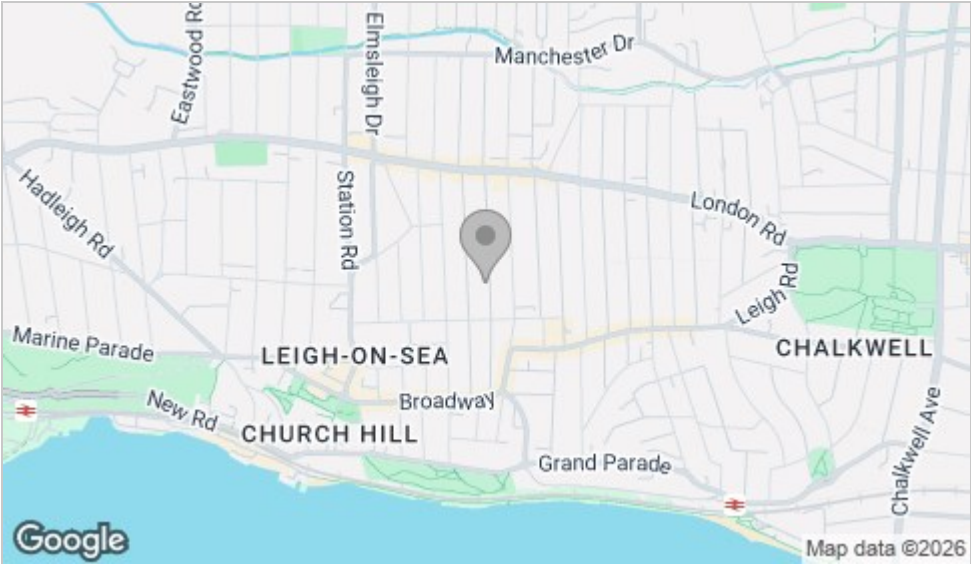




# Floor Plan



# 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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# Energy Efficiency Graph

