



* GROUND FLOOR * OPEN PLAN LIVING AND ALLOCATED PARKING * COURTYARD GARDEN * Located on London Road in the charming seaside town of Leigh-on-Sea, this gorgeous one-bedroom ground-floor apartment offers a perfect blend of bright and modern living with complete convenience. The property features a spacious reception room that welcomes you with an abundance of natural light, creating a warm and inviting atmosphere. The heart of the home is undoubtedly the stunning kitchen family room. This fully fitted kitchen is equipped with integrated appliances, making it ideal for both cooking enthusiasts and those who enjoy entertaining. The open-plan design allows for seamless interaction between the kitchen and living areas, perfect for social gatherings or quiet evenings in. The contemporary three-piece bathroom is a true highlight, showcasing elegant brushed brass finishes that add a touch of sophistication. This well-designed space ensures comfort and style, catering to all your needs with even its own courtyard style garden to the rear. Additionally, the apartment benefits from allocated parking for one vehicle, a valuable feature in this bustling area. With Leigh Broadway and the shopping facilities on London Road just a stone's throw away, you will find an array of shops, cafes, and amenities at your fingertips. This delightful flat is an excellent opportunity for first-time buyers or those seeking a low-maintenance lifestyle in a vibrant community. Don't miss the chance to make this beautiful apartment your new home.

- Gorgeous ground floor apartment
- Fully fitted kitchen with integrated appliances
- Contemporary three-piece bathroom with brushed brass finishes
- Allocated parking
- Short walk to Leigh Station and Beach
- One double bedroom
- Stunning kitchen family room
- Bedroom giving direct access to the court yard style garden
- Access to major transport links
- Leigh Broadway and London Road shopping facilities close by

London Road
Leigh-on-Sea
£300,000



London Road



Frontage

Resin pathway to communal entrance giving access to your own flat.

Kitchen Lounge Diner

26'6" x 13'1"

Lounge Diner Area

Smooth ceiling with inset spotlights and a feature pendant light, UPVC double-glazed windows to the front, wall-mounted two-column radiator, Herringbone design vinyl flooring.

Kitchen Area

Smooth ceiling with inset spotlights and feature pendant lights over the center island. Fully fitted shaker-style kitchen comprising of; wall and base level units with a quartz worktop, integrated oven and grill with a four-ring electric hob and an extractor fan above, integrated fridge freezer on a 70/30 split, pan drawers, integrated slimline dishwasher, breakfast bar area, quartz upstands and splashbacks, wall mounted three column radiator, Herringbone design vinyl flooring, entry phone system, door to:

Inner Hallway

70" x 3'7" max

Smooth ceiling with an inset spotlight, sensor light operating the strip lighting, large storage cupboard housing the fuse board, Herringbone design vinyl flooring.

Bedroom

14'5" x 11'4"

Smooth ceiling with inset spotlights and a pendant light, two vertical two-column

radiators, double-glazed French doors to the rear leading out to your courtyard-style garden, double-glazed windows to the rear overlooking the courtyard-style garden, Herringbone design vinyl flooring, feature acoustic wood paneled walls.

Bathroom

7'5" > 4'1" x 6'11"

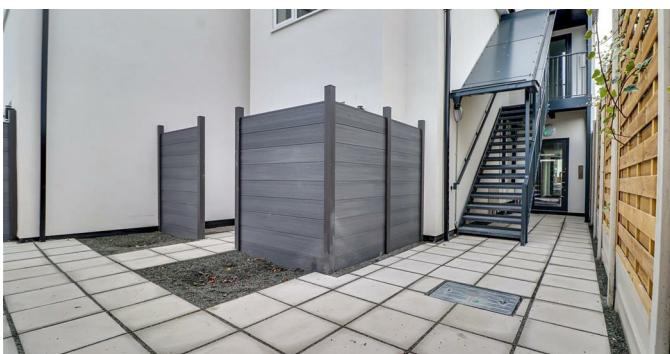
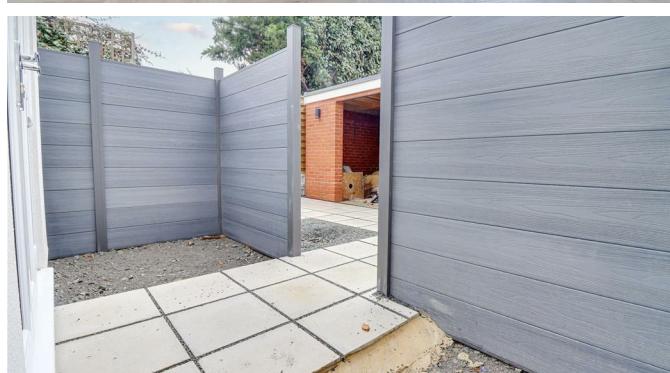
Smooth ceiling with inset spotlights, sensor light operating the strip lights on the vanity unit wash basin, obscured double-glazed window to the side, double shower with a drencher head and a shower hose, inset shelf with a strip light feature, combined wash basin and low-level WC with a worktop, brushed brass wall-hung heated towel rail, Herringbone design vinyl flooring.

Exterior

Paved communal car park to rear accessed via Sutherland Boulevard. Allocated parking for one vehicle and visitor parking.

Agents Notes:

Council tax band: C



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The services, systems and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given.
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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

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		Current	Potential
(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	