



\* £200,000 - £250,000 \* NO ONWARDS CHAIN \* OFF-STREET PARKING (ON A FIRST COME FIRST SERVE BASIS) \* WALKING DISTANCE FROM LEIGH BROADWAY AND STATION. We are delighted to present for sale this charming one-bedroom ground-floor apartment, ideally situated within a sought-after development in the heart of Leigh-on-Sea. Offered with no onward chain and a share of the freehold, this property presents a fantastic opportunity for first-time buyers, downsizers, or investors alike. The well-presented accommodation includes an entrance hall, spacious lounge, modern fitted kitchen, generous double bedroom, and a contemporary three-piece bathroom suite. Externally, the property benefits from off-street parking available on a first-come, first-served basis. Located on the ever-popular Grand Drive, this apartment is perfectly placed just moments from Leigh Broadway, offering an excellent selection of shops, cafes, bars, and restaurants. The beachfront and Leigh-on-Sea mainline station (with direct links to London Fenchurch Street) are also within easy walking distance.

- One bedroom ground floor apartment
- Share of freehold
- Kitchen offering ample storage
- Three-piece bathroom
- Stones throw to Leigh Broadway and Chalkwell Beach
- No Onwards Chain
- Access to off-street parking
- Large lounge-diner
- New roof and external works have been paid for by the vendor
- Perfectly positioned to Leigh Train Station and local amenities

## Grand Drive

Leigh-on-Sea

**£200,000**

Price Guide



# Grand Drive



## Frontage

The property is accessed through a secure entry phone system, leading into well-maintained communal hallways, private entrance door to:

## Entrance Hallway

12'9" x 6'2"

Carpeted flooring, smooth plastered ceiling, radiator, and a built-in storage cupboard, access to:

## Lounge

12'9" x 9'3"

Rear-facing double glazed window, carpeted flooring, smooth ceiling, radiator, access through to:

## Bedroom

12'7" x 8'0"

Side-facing double glazed window, carpeted flooring, smooth ceiling, radiator.

## Kitchen

8'0" x 6'3"

Side aspect double glazed window. Fitted with a modern sink unit and mixer tap set into a range of rolled edge worktops with base-level cupboards and drawers beneath, includes a built-in oven and four-ring gas hob with extractor hood, matching eye-level wall-mounted units, integrated fridge and separate freezer, integrated washing machine, wall-mounted boiler (not tested), and radiator.

## Bathroom

6'0" x 6'0"

Obscure double glazed window to the side. Comprising a panelled bath with mixer tap,

wall-mounted shower and screen, pedestal wash hand basin with mixer tap, low-level WC, tiled flooring, smooth ceiling, and heated towel rail.

## Parking

Off-street parking available on a first come, first served basis.

## Agents Notes:

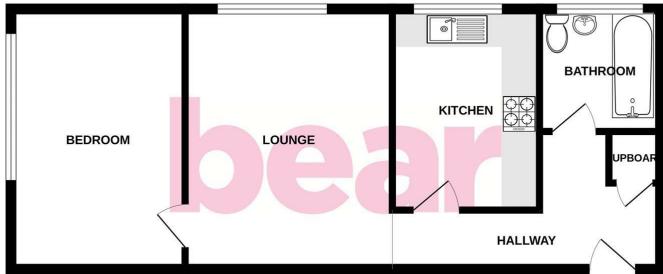
The vendor has advised that there is a section 20 notice in place for works to be carried out externally on the building, which include a new roof and external painting. The vendor has covered these costs but please get in touch with the office for further details.

Council tax band: B



## Floor Plan

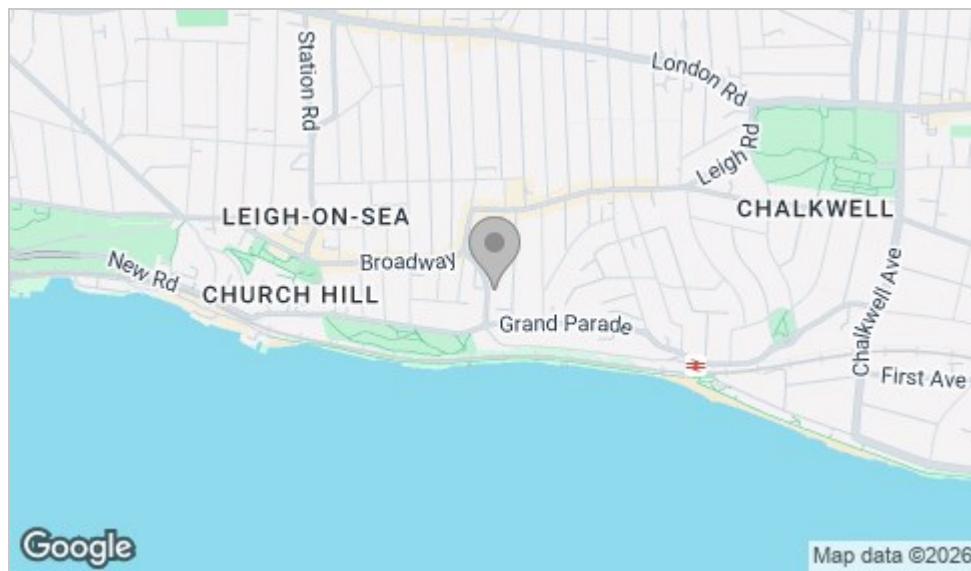
### GROUND FLOOR



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 omission or inaccuracy. This plan is for guidance only and should not be used as such by any prospective purchaser. The fixtures, fittings and appliances shown have not been tested and no guarantee as to their working order can therefore be given.

Mode with Monopoly ©2005

## 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

