



\* £170,000 - £180,000 \* ALLOCATED PARKING PLUS VISITOR BAYS \* QUIET SIDE OF BUILDING \* NEARBY BELFAIRS WOODS \* IMMACULATELY PRESENTED FIRST FLOOR FLAT \* In a quiet development on the first floor, is this beautifully presented double bedroom flat on the quiet side of the building, overlooking greenery to the rear. The accommodation is comprised of; an allocated parking space with ample visitor bays in addition, a communal entrance with door/phone entry system, a private entrance hall with two large storage cupboards, a modern fully fitted kitchen, a contemporary three-piece bathroom, a spacious lounge-diner overlooking a peaceful wooded area, a double bedroom and a communal garden to the rear. The location gives quick access to the A127, there are amenities and bus links nearby on The Fairway and a short drive would take commuters to Leigh-on-Sea Station for links to London Fenchurch Street. The property is available to view now!

- One allocated parking space plus visitor spaces
- Great-sized lounge/diner
- Short drive to Leigh Station for commuters
- Contemporary three-piece bathroom
- Door/phone entry system
- First floor flat on the quiet side of the building
- Modern fully fitted kitchen
- Belfairs Woods and Golf Course in close proximity
- Two storage cupboards in the hallway
- Overlooks greenery/woodlands to the rear

## Wayletts

Leigh-on-Sea

**£170,000**

Price Guide



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# Wayletts



## **Allocated Parking/Frontage**

One allocated parking space with ample visitor bays and a phone/door entry system.

## **Communal Garden**

Attractive communal garden to the rear.

## **Private Entrance Hallway**

One airing cupboard with storage plus an additional large storage cupboard, skirting, newly laid luxury vinyl Parquet flooring, doors to all rooms.

## **Lounge-Diner**

13'5" x 8'7"

Two double glazed windows to rear aspect, electric heater, skirting, newly laid luxury vinyl Parquet flooring.

## **Double Bedroom**

9'7" x 9'1"

Double glazed window to rear aspect, electric heater, skirting, newly laid luxury vinyl Parquet flooring.

## **Three-Piece Bathroom**

6'3" x 6'3"

Modern bathroom suite comprised of; paneled bath with shower over, low-level W/C, pedestal wash basin with chrome taps, wall-mounted mirrored cupboard, chrome towel radiator, newly laid luxury vinyl Parquet flooring.

## **Kitchen**

7'5" x 6'9"

Both wall-mounted and base level kitchen units comprising; 1.5 stainless steel sink and drainer with chrome mixer tap, oak wood effect laminate worktops with a tiled splashback, four

ring burner electric hob with a stainless steel extractor hood over, integrated oven, space for a washing machine, space for fridge or freezer, newly laid luxury vinyl Parquet flooring.

## **Agents Notes:**

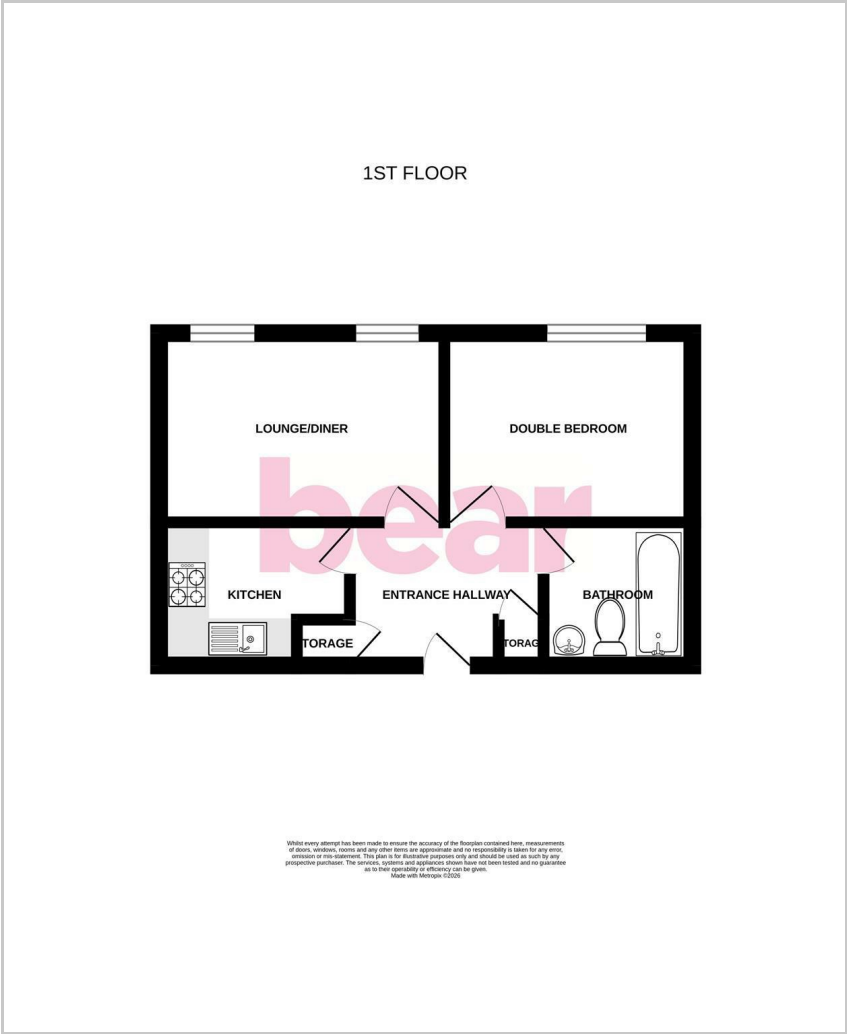
The luxury vinyl Parquet flooring was fitted in 2025.

The double glazed windows were newly installed in 2025.

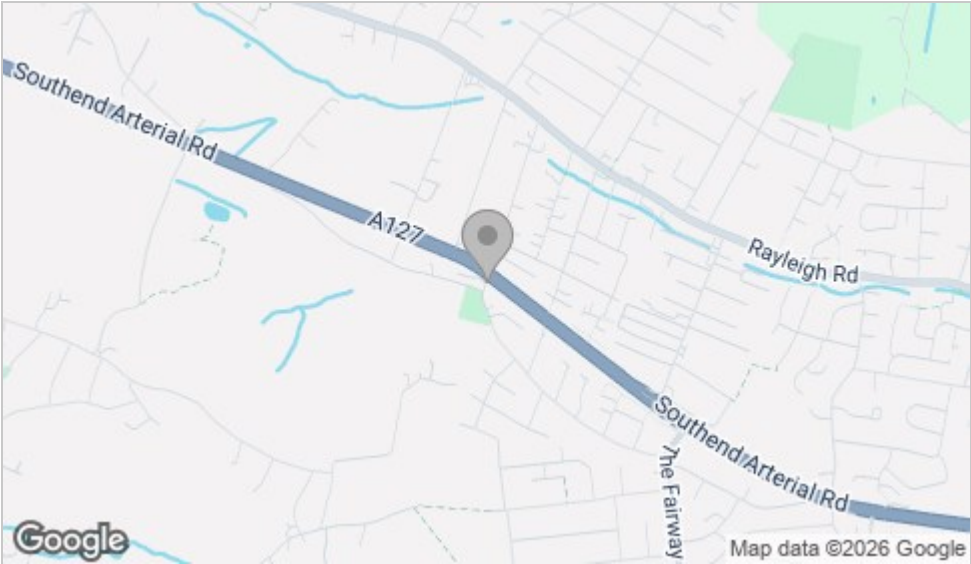
Council tax band: B



# 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.

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

Office: 01702 887 496 [los@bearestateagents.co.uk](mailto:los@bearestateagents.co.uk) <http://www.bearestateagents.co.uk/>

# Energy Efficiency Graph

