



\* £250,000 - £260,000 \* Located on Norfolk Avenue in Leigh-on-Sea, Essex, this modern first-floor apartment offers a delightful blend of comfort and convenience. Boasting two generously sized double bedrooms, this property is perfect for individuals or small families seeking a stylish living space. As you enter, you are welcomed by a spacious bay-fronted lounge that fills the room with natural light, creating an inviting atmosphere for relaxation or entertaining guests. The well-appointed bathroom adds to the apartment's appeal, ensuring that all your daily needs are met with ease. One of the standout features of this property is its own private west-facing rear garden, providing a serene outdoor space to unwind after a long day. Imagine enjoying your morning coffee or hosting summer barbecues in this lovely garden, a rare find in apartment living. For those commuting to London, Chalkwell Train Station is conveniently close by, making your daily journey a breeze. Additionally, the vibrant Leigh Broadway and the picturesque Old Leigh are just a short distance away, offering a variety of shops, restaurants, and scenic views of the coastline. This apartment is not just a home; it is a lifestyle choice, combining modern living with the charm of Leigh-on-Sea. Whether you are a first-time buyer or looking to downsize, this property is sure to impress. Don't miss the opportunity to make this delightful apartment your own.

- Modern first floor flat
- Spacious bay-fronted lounge
- Three-piece bathroom
- Modern throughout
- Close to Leigh Broadway and Old Leigh
- Two double bedrooms
- Own private west facing rear garden
- Double glazing and gas central heating
- Chalkwell Train Station close by for London commuters
- Short stroll to Chalkwell Park

## Norfolk Avenue

Leigh-on-Sea

**£250,000**

Price Guide



# Norfolk Avenue



## Frontage

Fencing to either side, front door to:

## Communal Entrance Hallway

Smooth ceiling with a pendant light, radiator, carpet, carpeted stairs rising to first floor landing.

## First Floor Landing

Smooth ceiling with a pendant light, radiator, carpet, door to:

## Private Landing

Smooth ceiling with a pendant light, radiator, wood effect laminate flooring, door to all rooms.

## Bay-Fronted Lounge

19'0 into the bay x 12'0

Smooth coved ceiling with a pendant light, double-glazed bay window to the front, dado rail, two radiators, wood effect laminate flooring.

## Kitchen

13'0 x 8'10

Smooth coved ceiling with a pendant light, double-glazed window to the rear overlooking the garden. Kitchen comprising of; wall and base-level units with a roll- edge laminate worktop, inset sink with draining grooves and a mixer tap, oven and grill with a four-ring electric hob and an extractor fan over, tile splashbacks, space for an American-style fridge freezer, space for a washing machine, tiled flooring.

## Bedroom One

13'1 x 13'0

Smooth coved ceiling with a pendant light,

double-glazed window to the front, floor-to-ceiling mirrored door wardrobes, radiator, wood effect laminate flooring.

## Bedroom Two

12'3 x 8'0

Smooth coved ceiling with a pendant light, double-glazed window to the rear overlooking the garden, radiator, wood effect laminate flooring.

## Three-Piece Bathroom

7'11 x 4'0

Smooth ceiling with a pendant light, obscured double glazed window to the side, paneled bath with an electric shower over, low-level WC, pedestal wash basin, fully tiled walls, tiled flooring.

## Own Private West Facing Rear Garden

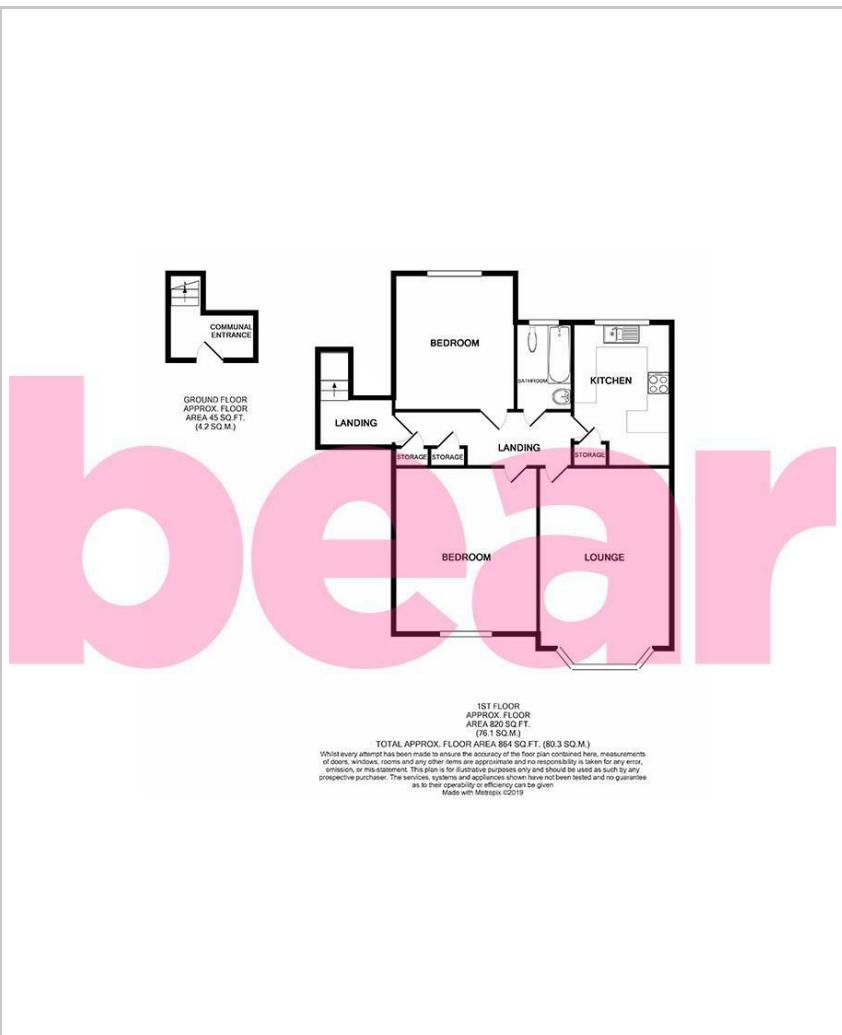
Commences artificial lawn area, centre artificial lawned area with shingle around the edge, mature flower and shrub borders, fencing to the rear and sides for privacy, outside tap, outside lighting.

## Agents Notes:

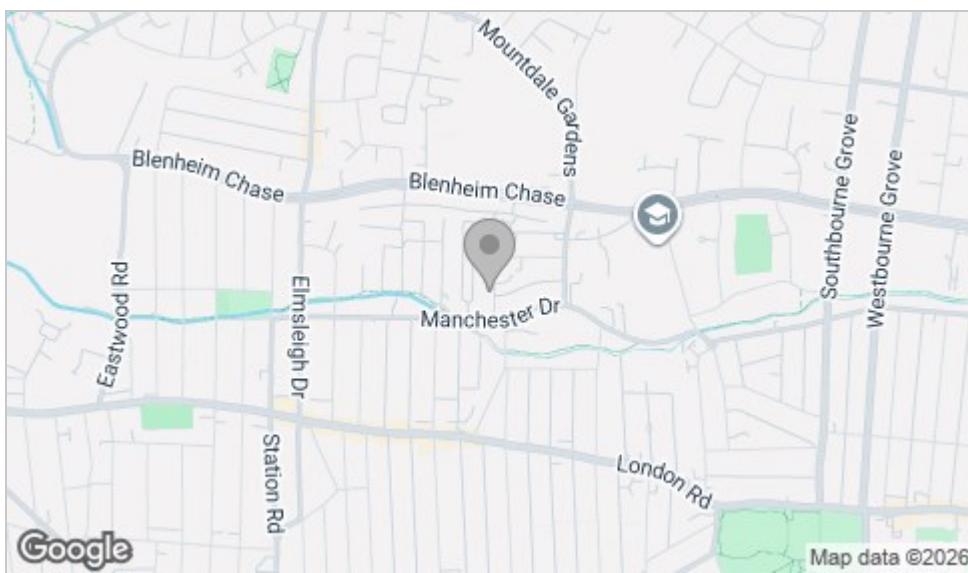
Council tax band: A



## 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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## Energy Efficiency Graph

