

# bear

*Estate Agents*



\* £260,000- £280,000 \* TASTEFUL FIRST FLOOR FLAT \* SECURE GATED PARKING \* OPEN PLAN KITCHEN-LOUNGE \* SOUTH FACING BALCONY \* Located on London Road in the charming seaside town of Leigh-on-Sea, this modern first-floor flat presents an excellent opportunity for those seeking a stylish, modern and convenient living space. The property boasts two bedrooms, perfect for couples or small families, alongside a contemporary three-piece bathroom suite that combines both functionality and elegance. The heart of the home is a spacious open-plan kitchen-lounge, designed to create a welcoming atmosphere for both relaxation and entertaining. This area is flooded with natural light, enhancing the modern aesthetic and providing a comfortable space for everyday living. Additionally, the flat features a private South facing balcony, ideal for enjoying a morning coffee or unwinding in the evening, while a communal roof terrace offers stunning views of the surrounding area, perfect for social gatherings or simply soaking up the sun. For those who value security and convenience, the property includes secure gated parking, ensuring peace of mind for residents. The location is particularly advantageous, as it is within walking distance to the vibrant Leigh Road and Leigh Broadway, where a variety of shops, cafes, and restaurants await. This flat is an exceptional find for anyone looking to embrace a modern lifestyle in a picturesque coastal setting. With its blend of contemporary design and prime location, it is sure to attract interest from a range of buyers or renters.

- Modern first floor flat
- Two good sized bedrooms
- Contemporary three-piece bathroom suite
- Communal roof terrace offering great views
- Within immediate proximity to local amenities
- Secure gated parking
- Spacious open plan kitchen lounge
- Private South facing balcony
- Walking distance to Leigh Road and Leigh Broadway
- Darlinghurst Academy and Belfairs Academy school catchments

## London Road

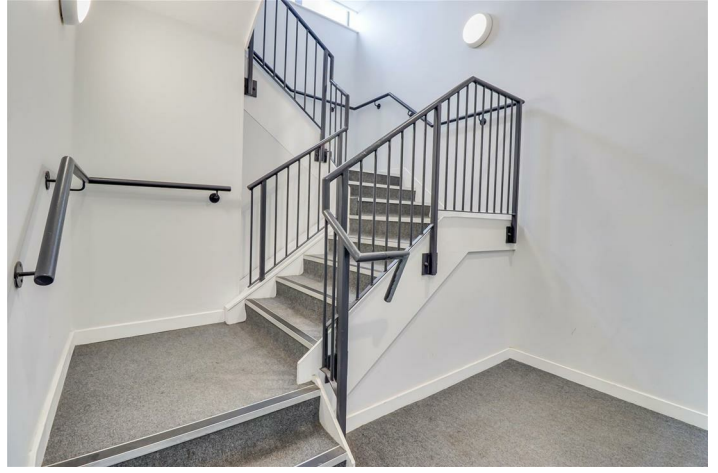
Leigh-on-Sea

**£260,000**

Price Guide



# London Road



## Entrance Hallway

15'7" x 10'4" >3'8"

A generously sized entrance hall featuring Karndeane wood flooring, a built-in storage cupboard, wall-mounted entry phone system, smooth plastered ceiling with inset spotlights, and a radiator. Doors leading to:

## Open Plan Kitchen-Lounge

25'7" x 10'7"

Kitchen:

The stylish kitchen, fitted by Moylans, includes a one and a quarter bowl stainless steel sink with mixer tap set into a range of worktops with cupboards and drawers below. Features include a built-in oven, hob with extractor hood, matching eye-level wall units, and integrated appliances including fridge/freezer, dishwasher, and washer/dryer. Karndeane flooring continues throughout.

Lounge Area:

A spacious and bright open plan living area with double glazed patio doors to the front, fitted with bespoke Plantation shutters and opening onto a south-facing balcony, karndeane flooring continues throughout, complemented by a smooth plastered ceiling with inset spotlights and two radiators, opens into:

## Bedroom One

19'1" max > 8'0"

A bright double bedroom with double glazed patio doors to the front, fitted with bespoke Plantation shutters and opening onto a Juliet balcony. Finished with carpeted flooring, smooth plastered ceiling, and radiator.

## Bedroom Two

14'7" x 6'3"

A second bedroom with a double glazed window to the front, also fitted with bespoke Plantation shutters. Carpeted flooring, smooth plastered ceiling, and radiator complete the space.

## Three Piece Bathroom

6'5" x 5'6"

A modern bathroom suite comprising a bath with mixer tap and shower over, low level WC, and a wash basin with mixer tap and vanity storage beneath. Finished with tiled flooring, a smooth plastered ceiling with inset spotlights, and a heated towel rail.

## Secure Allocated Parking

The property includes secure gated parking with one allocated space. Additional facilities include bicycle storage and bin storage within the development.

## Communal Roof Terrace

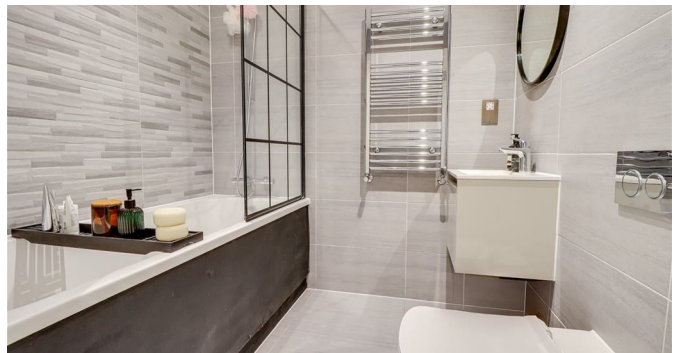
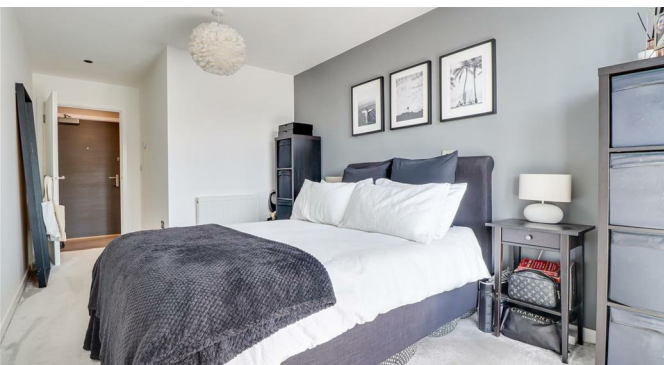
Residents also have access to a fantastic communal roof terrace, offering a sunny spot with far-reaching views over the surrounding area.

## Lease Info:

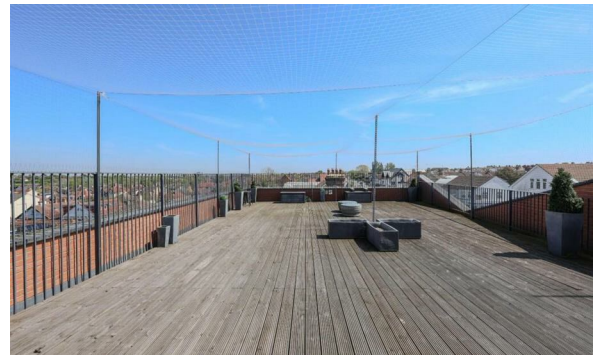
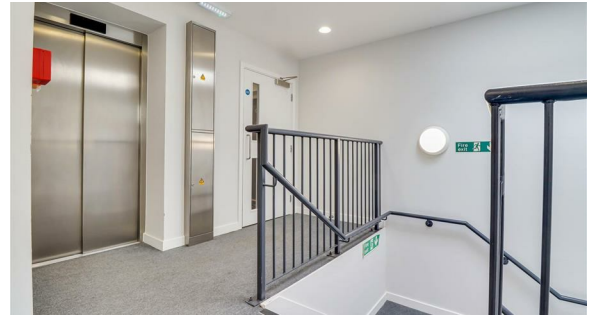
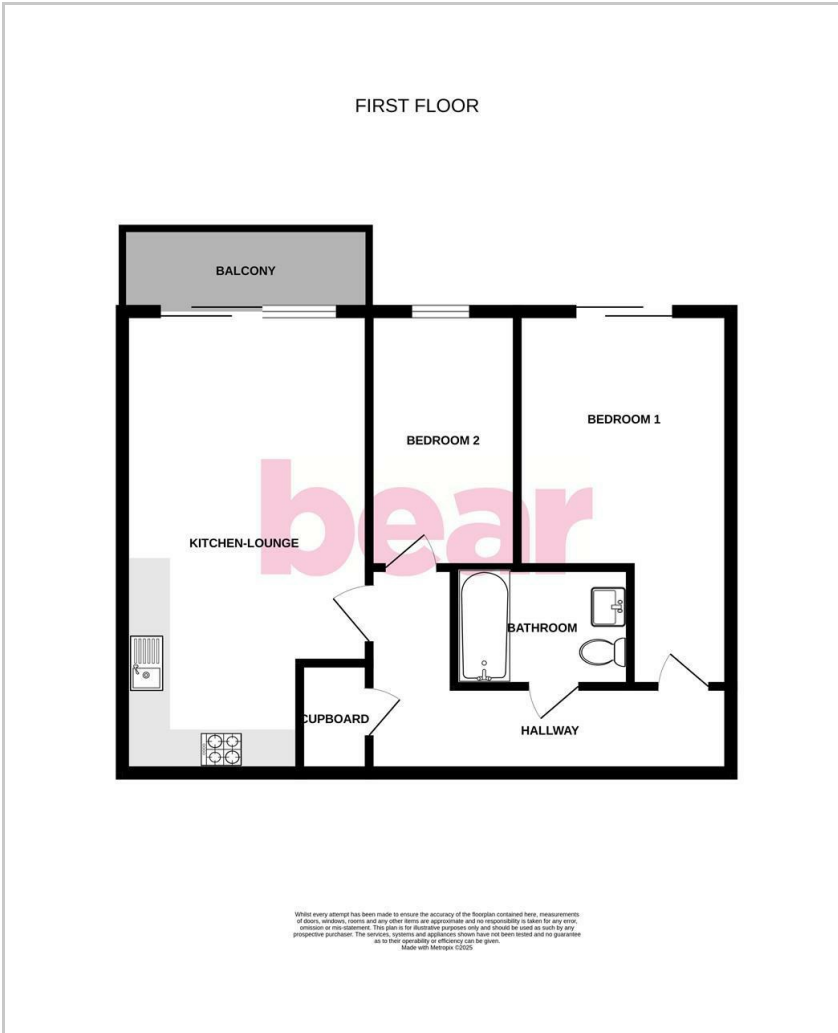
Lease: 191 years remaining

Ground Rent: £10 Per Annum

Service Charge: £1,759.92 Per Annum including building insurance



# 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

