

# bear

*Estate Agents*



Situated in the heart of the ever-popular Leigh-on-Sea, this stylish second-floor apartment on Leigh Road offers contemporary living in a highly desirable location. Featuring two spacious bedrooms, the property is perfectly suited to first-time buyers, professionals, downsizers, or small families. The accommodation centres around a bright and airy open-plan lounge and kitchen, creating a sociable living space ideal for relaxing, dining, and entertaining. Large windows allow plenty of natural light to flood the room, enhancing the sense of space throughout. A modern bathroom serves the property, completing the well-designed layout. Further benefits include secure gated underground parking for one vehicle, providing both convenience and peace of mind. The apartment enjoys an enviable position just a short walk from the vibrant Leigh Broadway, renowned for its array of boutique shops, cafés, restaurants, and local amenities. The charming waterfronts of Old Leigh and Chalkwell Beach are also within easy reach, offering the perfect setting for coastal walks and days by the sea. Excellent transport connections are available via nearby Chalkwell Station, providing direct services into London and making this an ideal home for commuters. Combining a prime location with modern, low-maintenance living, this attractive apartment presents a fantastic opportunity to enjoy everything that Leigh-on-Sea has to offer.

- Well-sized second floor flat
- Secure gated underground parking
- Large open plan lounge/kitchen
- Lift access in the communal entrance rising to first and second floors
- Close to Old Leigh and Chalkwell Beach
- Two bedrooms
- Delightful communal rear garden
- Three-piece bathroom
- Communal Gym and Jacuzzi with a Sauna
- Doorstep of Leigh Broadway and Walking Distance to Chalkwell Train Station

## Leigh Road

Leigh-on-Sea

**£260,000**

Offers In Excess Of



# Leigh Road



## Frontage

Secure gated parking to the rear for one vehicle, access to:

## Communal Entrance

Smooth ceiling with inset spotlights, solid wood entrance door to the front, lift access, carpeted stairs rising to the first floor, carpet.

## Entrance Hallway

Smooth ceiling with inset spotlights, entrance door to the side, small carpet area by the entrance door, video intercom system, door to large storage cupboard, wood effect laminate flooring, doors to all rooms.

## Kitchen/Lounge

23'3 x 11'6

Kitchen Area:

Smooth ceiling with inset spotlights, double glazed window to the side. Modern wood effect kitchen comprising of; wall and base level units with a roll edge laminate worktop, inset stainless steel sink and drainer with a chrome mixer tap, inset oven, inset microwave, four ring electric hob with a stainless steel extractor fan over, storage cupboards, cupboard housing a wall mounted boiler, stainless steel splashbacks, wood effect laminate flooring, opening to:

Lounge Area:

Smooth ceiling with inset spotlights, double glazed bay window to the front, radiator, wood effect laminate flooring.

## Bedroom One

15'0 x 9'0

Smooth ceiling with inset spotlights, double

glazed bay window to the front, radiator, carpet.

## Bedroom Two

9'4 x 7'6

Smooth ceiling with inset spotlights, double glazed window to the rear overlooking the communal garden, radiator, carpet.

## Three-Piece Bathroom

6'7" x 5'7"

Smooth ceiling with inset spotlights, panelled bath with a shower hose, low-level WC, wall mounted wash basin, part tiled walls, tiled flooring.

## Communal Gym

## Communal Jacuzzi and Sauna

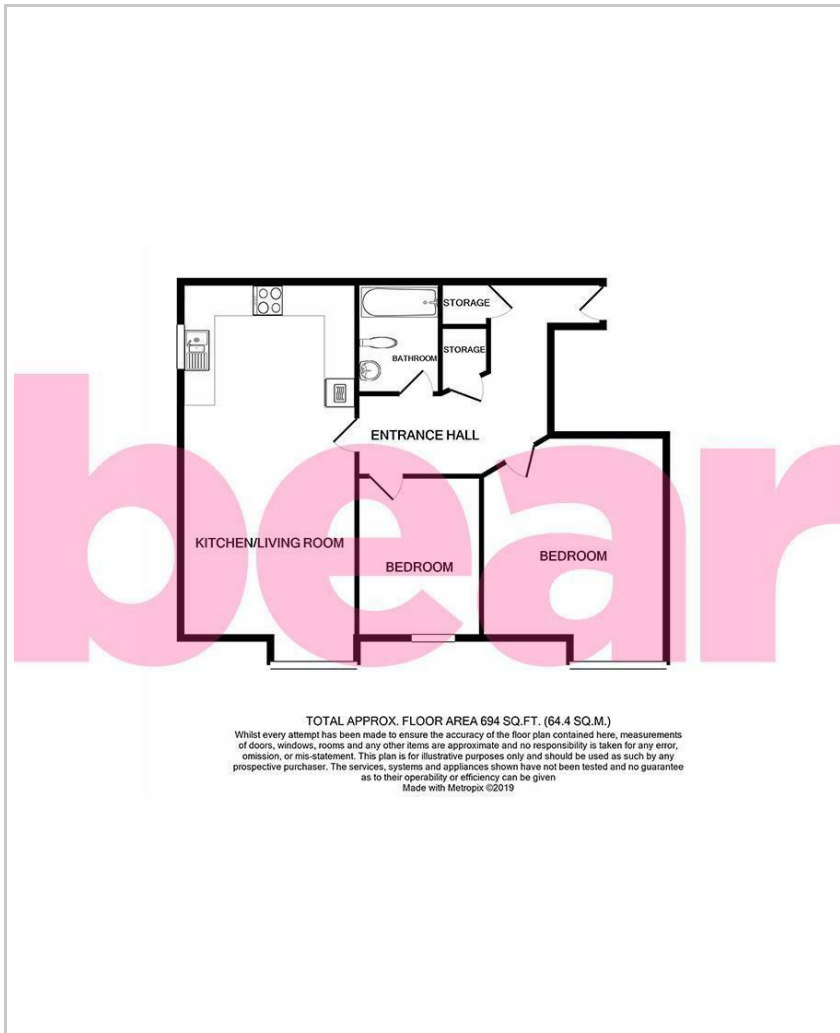
## Communal Rear Garden

## Agents Notes:

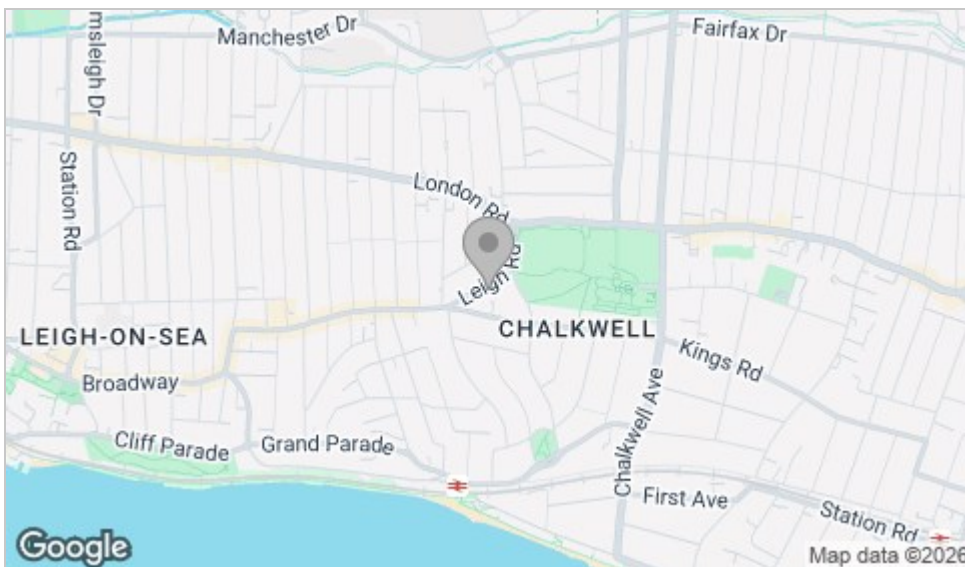
Council tax band: C



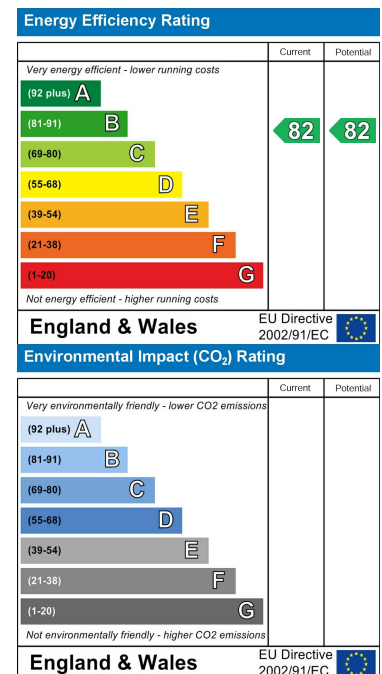
# Floor Plan



# Area Map



# Energy Efficiency Graph



# 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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