



\* £230,000 - £250,000 \* LEIGH BROADWAY LOCATION \* SEA VIEWS \* MOMENTS FROM LEIGH STATION \* RENOVATED INTERIORS \* NEW KITCHEN AND BATHROOM \* SOUGHT-AFTER 'ART DECO' BUILDING \* SHARED PARKING \* This stylish second-floor apartment is positioned on the quiet side of the building and has a superb location on Broadway West, a stone's throw from the restaurants and shops and only a few minutes from Leigh Station for London commuters. The property has a new shower room suite installed and a renovated kitchen with sea views, which includes an integrated fridge/freezer and washing machine. There is a bright lounge-diner with a 'Crittall-style' sliding wall giving way to the double bedroom and wardrobe, and the entrance hall has three storage cupboards and a desk area - perfect for anyone working from home. The whole building is kept in an immaculate condition throughout and offers; a lift service, communal gardens and shared parking. The apartment is nearby Old Leigh too and is available to view now, offered with a share of the freehold!

- Share of freehold
- Shared parking
- Office setup in hallway with ample storage
- Minutes from Old Leigh
- Renovated interiors
- Sea views
- Moments from Leigh Station
- Leigh Broadway location
- New kitchen and bathroom
- Communal garden

## Broadway West

Leigh-on-Sea

**£240,000**

Price Guide



# Broadway West



## Frontage/Parking

Shared parking to the front and communal gardens to the side/rear.

## Communal Entrance Hall

Grand entrance hall with original features, staircase, lift service and skylight.

## Entrance Hallway

9'4" × 5'5"

Three storage cupboards, space for workstation/desk, spotlighting, cast iron radiator, skirting and carpet.

## Lounge-Diner

12'5" × 12'1"

Crittall window to side aspect, column style radiator, loft-apartment inspired wall partitioning with sliding door through to bedroom, spotlighting, opening to kitchen, skirting and carpet.

## Double Bedroom

8'5" × 7'9" m

Built-in wardrobe, spotlighting, skirting and carpet.

## Three-Piece Shower Room

7'10" × 5'11"

Obscured window through to the kitchen, renovated three-piece suite comprising; wet room style walk-in shower with tiling, drencher head and a secondary shower attachment, floating vanity unit with wash basin and chrome mixer tap, w/c, partial wall tiling, chrome radiator, extractor fan, spotlighting and a tiled floor.

## Renovated Kitchen

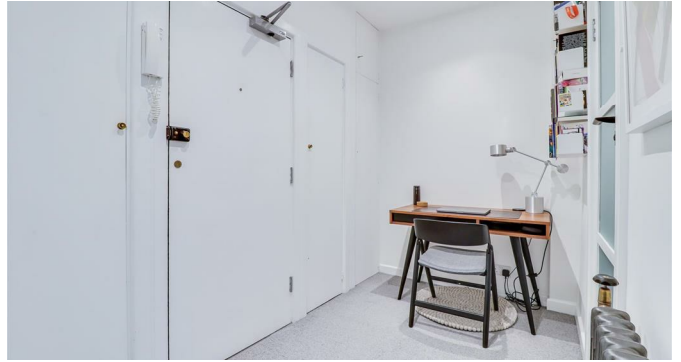
8'0" × 6'2"

Crittall window to side aspect commanding sea views with a gloss white kitchen comprising; both wall-mounted and base level units, quartz worktops, stainless steel sink with mixer tap, four ring burner Smeg induction hob, integrated oven, integrated fridge/freezer, wine rack, eye-level integrated microwave, integrated washing machine, spotlighting and a tiled floor.

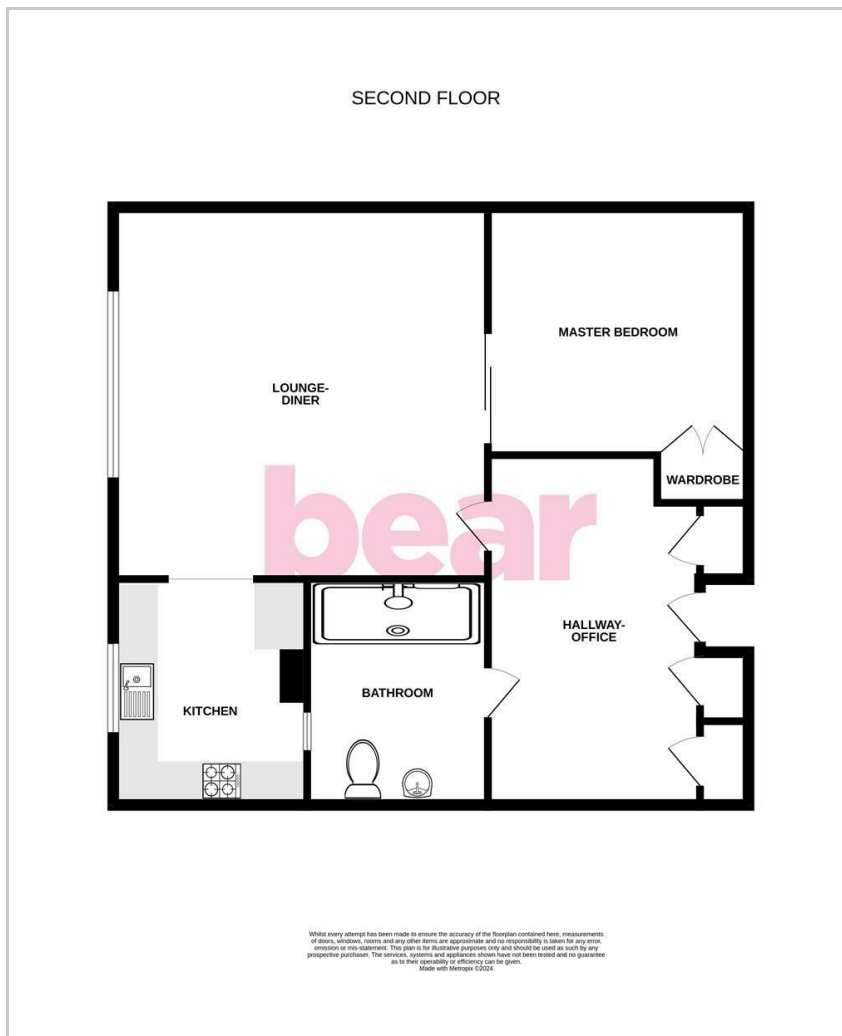
## Communal Gardens

Laid to lawn with planting and sea views.

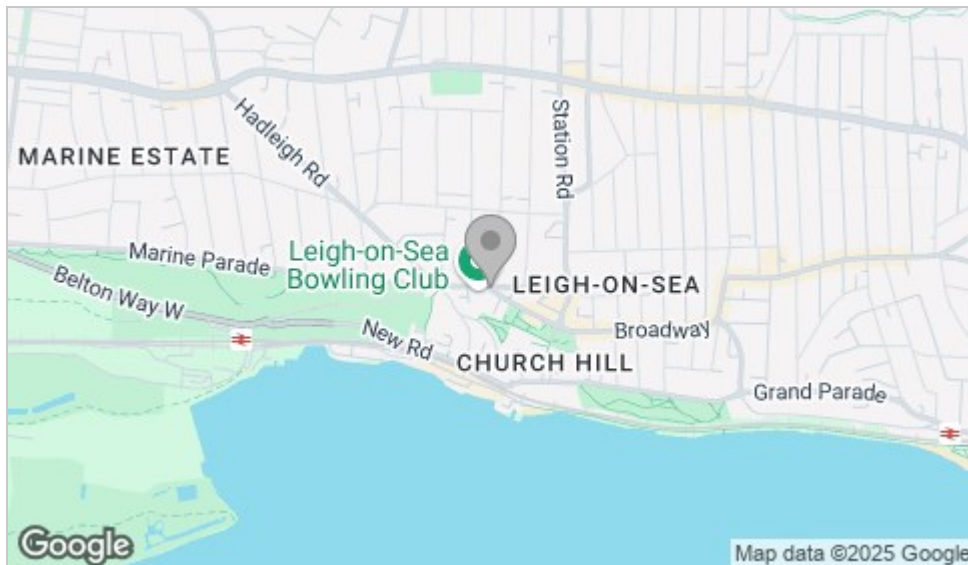




## Floor Plan



## 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

