



Bear Estate Agents are pleased to bring to the market this delightful first-floor flat located in Leigh-On-Sea. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

One of the standout features of this property is the private garden, a rare find for a flat, offering a lovely outdoor space to enjoy fresh air and sunshine. Whether you wish to cultivate a small garden, host summer barbecues, or simply unwind with a good book, this garden is a wonderful addition to your living experience.

Additionally, the property benefits from allocated parking, providing you with the convenience of having your own space in this desirable location.

Get in touch today to arrange a viewing.

- Sizeable first floor flat
- Sizeable lounge
- Private rear garden
- Close to local amenities
- Belfairs Woods and Golf Course within a short walk
- Two double bedrooms
- Long lease
- Allocated Parking
- A127, A13 and major bus routes close by
- No onward chain

## Shannon Close

Leigh-On-Sea

**£200,000**

Offers Over



# Shannon Close



## Frontage

Parking, access to the flat, access into the rear garden.

## Hallway

5'08 x 3'10

Carpet throughout, access into bedrooms and bathroom

## Lounge

16'07 x 11'04

Laminate floors throughout, two double glazed window to the rear aspect, access into the kitchen and hallway.

## Kitchen

9'05 x 8'08

Tiled floors, wood effect top and base level units with laminate work surface, plumbing for dishwasher, plumbing for washing machine and a double glazed window to the front aspect.

## Bedroom One

12'05 x 12'06

Laminate floors throughout, coving to ceiling edge, pendant ceiling light, double glazed window to the front aspect.

## Bedroom Two

14'11" x 9'3"

Laminate floors throughout, pendant ceiling light, double glazed window to the rear aspect.

## Bathroom

8'05 x 5'10

Laminate floors throughout, smooth ceilings with pendant ceiling light, two obscure double glazed windows to the front aspect, WC, vanity unit wash basin, panelled bath with shower over.

## Agents Notes:

Every care has been taken to ensure the accuracy of these details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact.

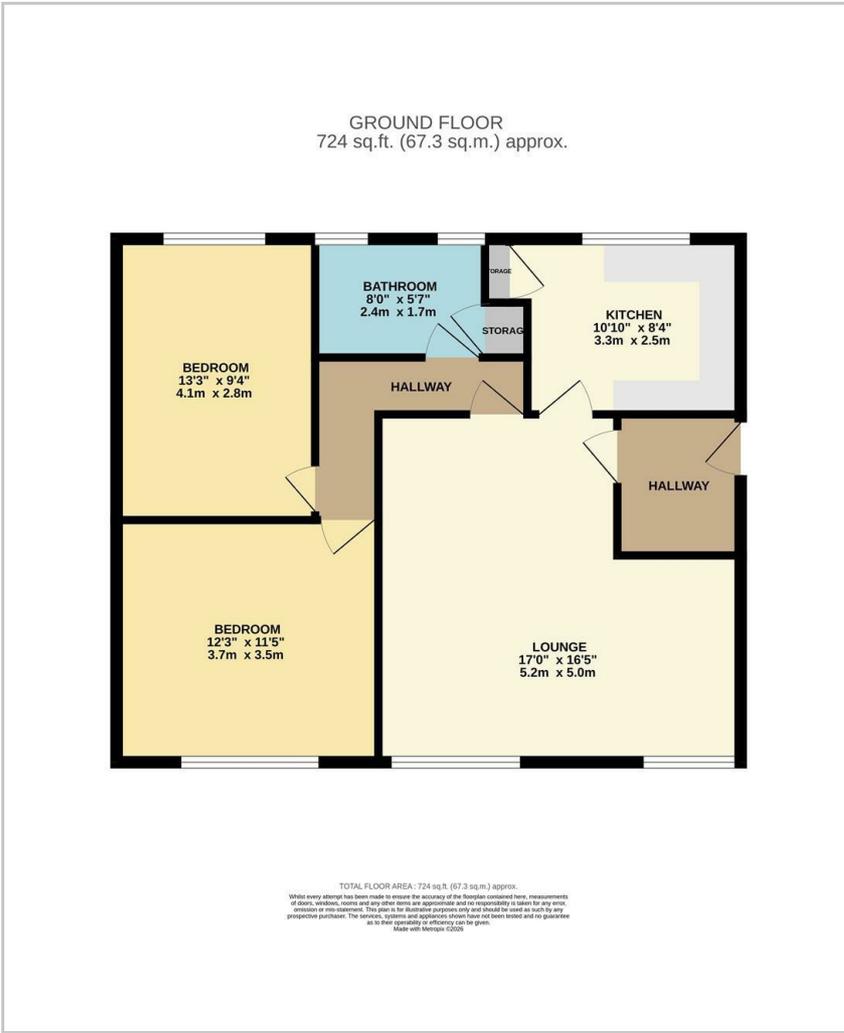
Measurement, descriptions and other information are provided in good faith and for guidance only. Prospective purchasers should verify all details independently. We have not tested any services, appliances or systems at the property.

Tenure - Leasehold

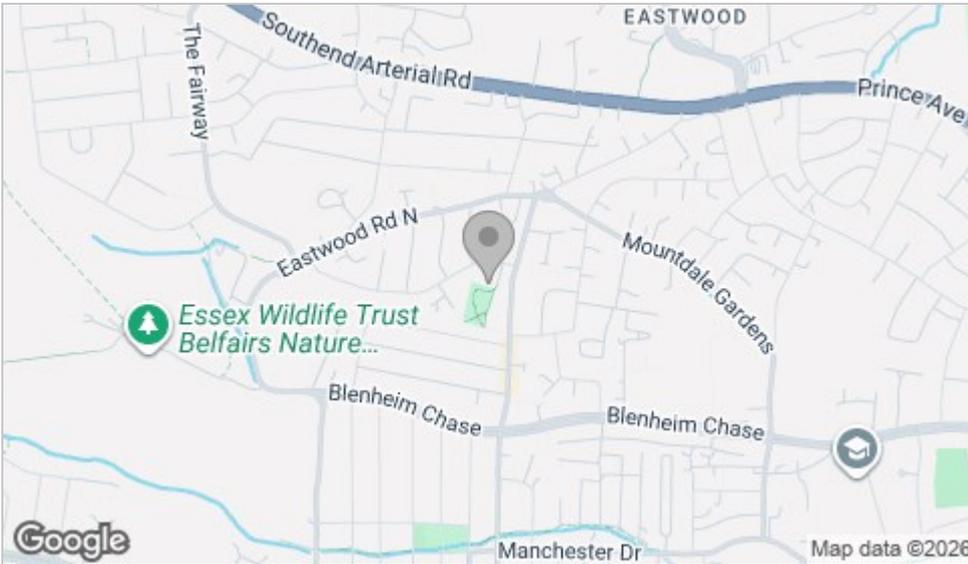
Council Tax Band - A



# 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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# Energy Efficiency Graph

