



* £300,000- £325,000 * PRIVATE WEST-FACING REAR GARDEN * PRIVATE FRONT ENTRANCE * NO CHARGES * SOUTH OF LONDON ROAD * A WALK TO CHALKWELL STATION AND LEIGH BROADWAY * This stylish first floor flat with a private entrance and west-facing rear garden is positioned seconds from Leigh Broadway and south of the London Road! The accommodation is comprised of; a secure private front entrance, a private hallway with space for storage, a stunning bay-fronted lounge-diner, a modern kitchen with all appliances integrated, an immaculate three-piece bathroom, a master bedroom accompanied with a single bedroom and finally direct access from the kitchen to a private west-facing rear garden - perfect for entertaining guests and family this summer! For schooling, the preferred Leigh North Street, Darlington Academy and Belfairs Academy are within catchment, with the prestigious grammar schools nearby. Amenities and bus links of the bustling Leigh Broadway only around the corner and Chalkwell Station for London commuters a stroll away. This flat is ideal for investors, first time buyers or even for starting a family - book a viewing now!
Tax band: B
Leasehold: 149 year lease(approx.) // Service charge: £0(approx.) // Ground rent: £0(approx.)

- Direct access to west-facing rear garden
- No charges
- Long lease
- Stunning kitchen-breakfast area overlooking garden
- Modern three-piece bathroom
- South of London Road
- Private front entrance
- Bay-fronted lounge-diner
- Spacious master bedroom
- Ample storage

Leigham Court Drive

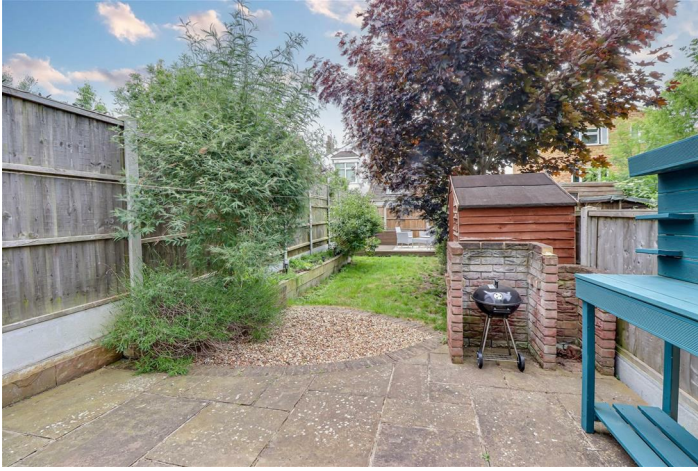
Leigh-On-Sea

£300,000

Price Guide



Leigham Court Drive



Frontage

Bay-fronted character property, brick wall, paved patio, side access to rear garden, private composite and double glazed front door leading to:

Private Entrance Hallway

6'5" x 5'11"

Obscured double glazed window to side aspect smooth ceiling with original cornicing, skirting, wood effect laminate flooring.

Landing

9'1" x 0'3"

Loft access, smooth ceiling, skirting, carpet.

Lounge-Diner

13'1" x 12'4"

UPVC double glazed bay-fronted window, double radiator, smooth ceilings with original cornicing, skirting, carpet.

Kitchen

10'9" x 9'5"

UPVC double glazed bay window to rear aspect, radiator. White gloss kitchen units both wall mounted and base level with granite effect worktop, kitchen comprising of; 1.5 composite sink with drainer and chrome mixer tap, four ring induction burner and stainless steel hood extractor fan, integrated Hotpoint oven, integrated dishwasher, integrated washing machine, integrated fridge freezer, grey tiled splashback, smooth ceilings with inset spotlights, skirting, wood effect laminate flooring and composite barn door providing direct access to private west-facing garden.

Bedroom One

13'3" x 12'4"

Double glazed windows to rear aspect, radiator, smooth ceiling, skirting, carpet.

Bedroom Two

5'6" x 10'10"

UPVC double glazed window to front and side aspects, radiator, smooth ceiling, skirting, carpet.

Bathroom

7'7" x 6'0"

Obscured UPVC double glazed window to side aspect, chrome towel radiator, double shower, low-level WC, vanity unit wash basin and chrome mixer tap, wall mounted mirror and fitted storage cupboard, smooth ceilings with inset spotlights, stone effect tiled flooring.

West-Facing Rear Garden

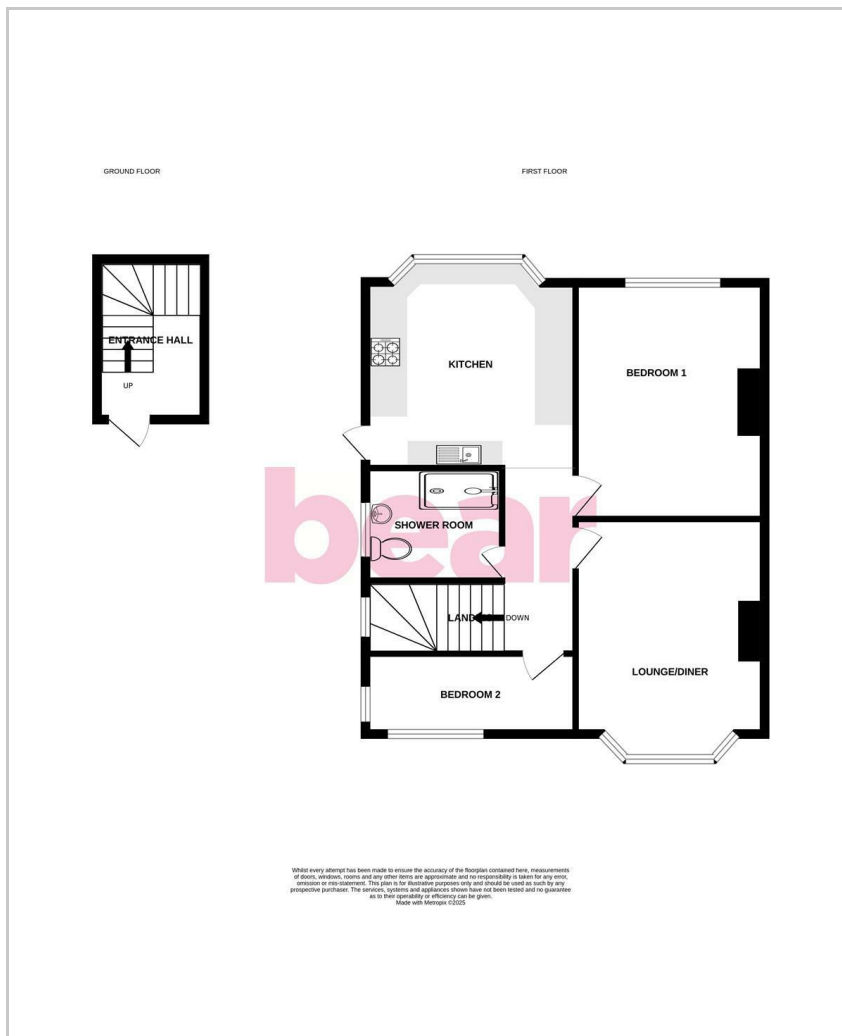
Commences with paved patio area and small shingle area, shed to remain, raised plant bed, decking at the rear for seating, side access back to the front of the property.

Agent Notes:

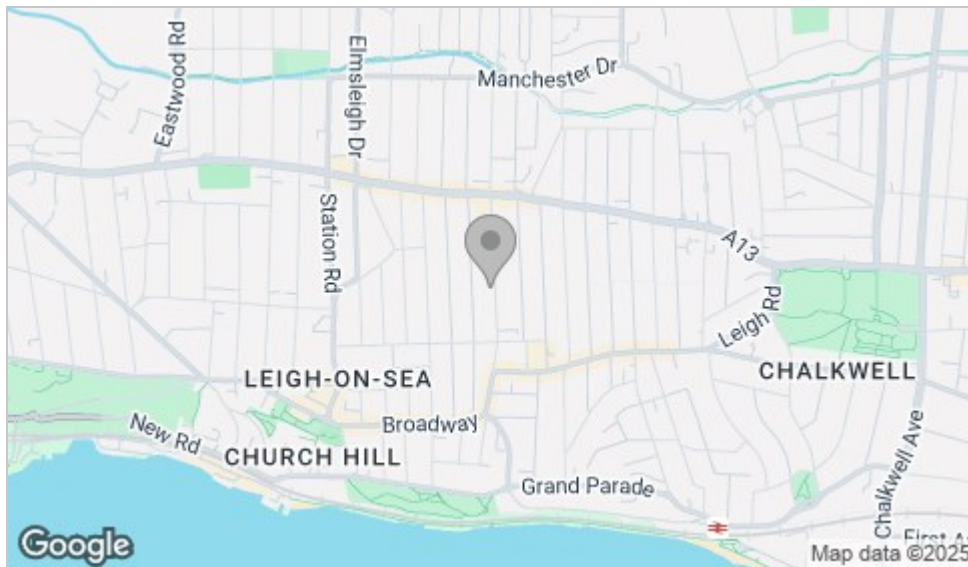
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Floor Plan



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

