



\* £150,000 - £170,000 \* ALLOCATED PARKING \* FIRST FLOOR FLAT TO THE REAR OF BUILDING \* NO ONWARD CHAIN \* This competitively priced first-floor flat presents an excellent opportunity for those seeking a comfortable and convenient living space. The flat features a welcoming lounge-diner, complete with bay window that provides delightful views of the surrounding woodland, creating a serene atmosphere for relaxation and entertaining. The property boasts one spacious double bedroom, perfect for restful nights, alongside a well-appointed three-piece bathroom that caters to all your needs. Residents will appreciate the communal rear gardens, offering a lovely outdoor space to unwind, as well as designated parking for both residents and

- First floor flat to rear of building
- Lounge-diner with bay window views of woodland
- Modern three-piece bathroom
- Communal rear garden
- Doorstep to Belfairs Woods and Golf Course, and local shops
- Car parking for residents and visitors
- Fitted kitchen
- One double bedroom
- Great transport links nearby such as major bus routes, A13 and A127
- No onward chain

## Wayletts

Leigh-On-Sea

**£150,000**

Price Guide





visitors, ensuring convenience for all. Situated just a short stroll from local shops, this flat is ideally located for those who enjoy the ease of access to everyday amenities. Additionally, the property is on the doorstep of the beautiful Belfairs Woods and Golf Course, providing ample opportunities for outdoor activities and leisurely walks in nature. This flat is an ideal choice for first-time buyers, couples, or anyone looking to downsize, combining comfort, convenience, and a touch of natural beauty. Don't miss the chance to make this delightful property your new home.

#### **Frontage/Parking**

Externally redecorated 2 years ago, internally decorated and carpeted last year. One allocated parking space, communal entrance door with door entry system leading to a staircase rising to the first floor private entrance door.

#### **Private Entrance Hallway**

Two storage cupboards, skirting, doors to all rooms and laminate flooring.

#### **Lounge-Diner**

13'8" x 8'9"

Double glazed bay window to rear aspect, spot lighting, electric radiator, skirting, laminate flooring and an opening through to kitchen.

#### **Double Bedroom**

10'7" x 9'3"

Double glazed window to rear aspect, spot lighting, electric radiator, skirting and carpet.

#### **Three-Piece Bathroom**

6'7" x 5'8"

Tiled bath area with shower over, WC, pedestal wash basin with chrome mixer tap, partial wall tiling, extractor fan and tile effect flooring.

#### **Kitchen**

8'3" x 6'1"

Wall-mounted and base level kitchen units comprising; stainless steel sink with drainer and chrome mixer tap, four ring burner electric hob with extractor over, integrated oven, laminate worktops with tiled splashback, extractor fan, spot lighting, space for fridge/freezer, space for washing machine, skirting and lino flooring.

#### **Communal Rear Garden**

Mainly laid to lawn with trees, hedging and shrubbery borders giving privacy.

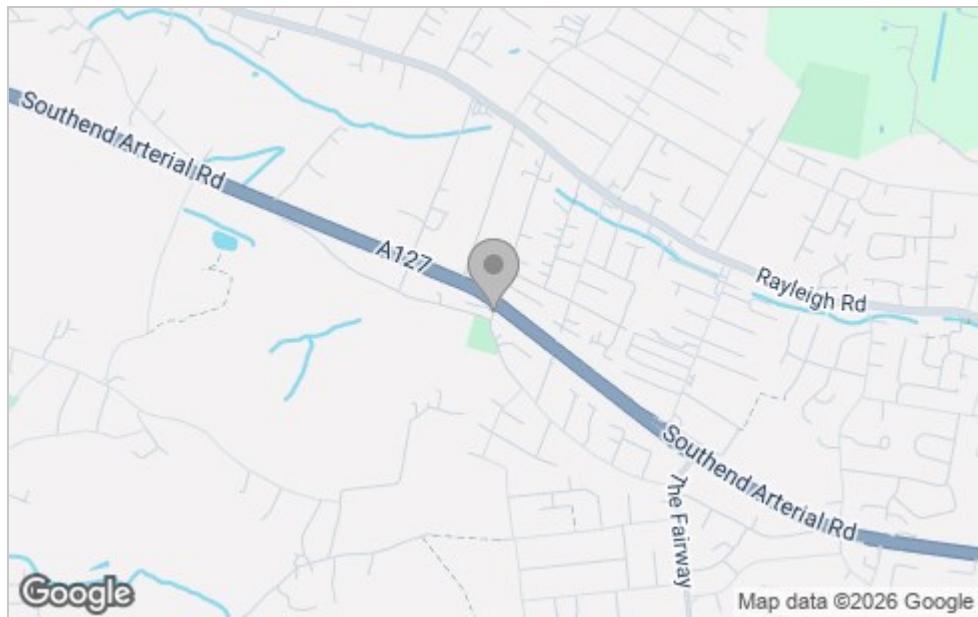


## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The services, systems and appliances shown have not been tested and no guarantee as to their condition can be given.  
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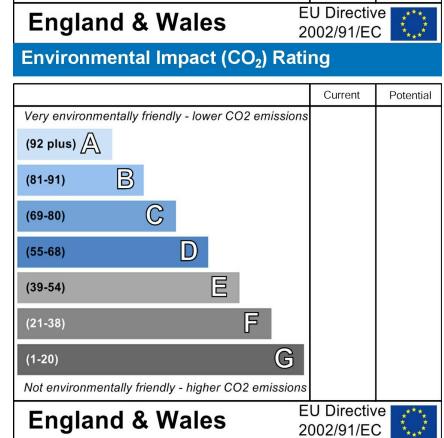
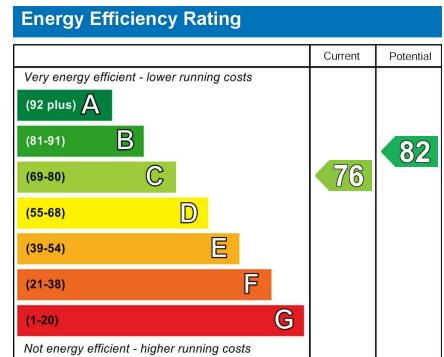
## Area Map



## 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.

## Energy Efficiency Graph



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