



Proudly positioned in the charming area of Leigh-on-Sea, this exquisite two double bedroom ground floor flat offers a perfect blend of modern living and convenience. Situated within an executive purpose-built building, this property boasts a contemporary design that is sure to impress. As you enter, you will find a spacious open plan lounge, kitchen, and dining area that creates an inviting atmosphere, ideal for both relaxation and entertaining. This delightful space seamlessly extends to one of the largest balconies in the building, providing an excellent outdoor area to enjoy the fresh air and views. The flat features two well-appointed bathrooms, including a luxurious en-suite attached to the master bedroom, ensuring comfort and privacy for all residents. The thoughtful layout maximises space and light, making it a perfect home for individuals or small families. For added convenience, the property includes allocated underground parking with secure electric gates, offering peace of mind and easy access. Located right on the doorstep of Leigh Road and The Broadway, residents will enjoy a vibrant array of amenities, including shops, cafes, and restaurants. Additionally, Chalkwell Station is within walking distance, providing excellent transport links for those commuting or exploring the surrounding areas. This property is a rare find in a sought-after location, combining modern comforts with the lively atmosphere of Leigh-On-Sea. Don't miss the opportunity to make this stunning flat your new home.

- Stunning two bedroom apartment
- Secure underground allocated parking
- Modern fully fitted Shower Room
- Chalkwell Park, Beach and Old Town
- Doorstep to local amenities
- Large South facing balcony
- Fully fitted kitchen with integrated appliances
- En-Suite bathroom to master bedroom
- Short walk to Chalkwell Station
- Finished to an excellent standard throughout

## Leigh Road

Leigh-On-Sea

**£375,000**





# Leigh Road



## Communal Entrance Hallway

Secure communal modern contemporary entrance, secure entry door accessed by telecoms & video entry system. Private door to:

## Hallway

15'8" x 10'9" max

Engineered oak timber flooring, underfloor heating, thermostat, video entry telecoms screen, down lights. Doors into the following rooms:

## Storage Cupboard

Engineered oak timber flooring, lighting.

## Open Plan Kitchen Lounge Diner

23'3" x 15'1" max

Engineered oak timber flooring, underfloor heating, downlights, air vent, stone worktops, contemporary Moylan's wall & base units, integrated appliances include one & half bowl sink with drainer & taps, Bosch four ring induction hob with extractor over, integrated Bosch electric oven, integrated fridge, integrated freezer, integrated dishwasher, integrated washer/dryer, integrated microwave t.v satellite points, double glazed window with built-in blinds double glazed French doors leading to balcony with built-in blinds.

## Bedroom One

13'9" x 10'5"

Carpet flooring, underfloor heating, down lights, double glazed French doors leading to terrace with built-in blinds.

## En-Suite to Bedroom One

6'10" x 5'6"

Contemporary suite porcelain floor tiles to floor

& to walls, down lights, isolator, underfloor heating, heated towel rail, wash basin with mixer tap, wall mounted mirrored cabinet, low level w.c, bath with mixer tap, shower head and shower overhead.

## Bedroom Two

11'5" x 8'6"

Carpet flooring, underfloor heating, down lights, double glazed French doors leading to terrace with built-in blinds.

## Shower Room

5'1" x 4'7"

Contemporary shower suite porcelain floor tiles to floor & to walls, down lights, isolator, underfloor heating, heated towel rail, wash basin with mixer tap, wall mounted mirrored cabinet, low level w.c, shower enclosure with, shower head

## South Facing Balcony

29'5" x 4'2"

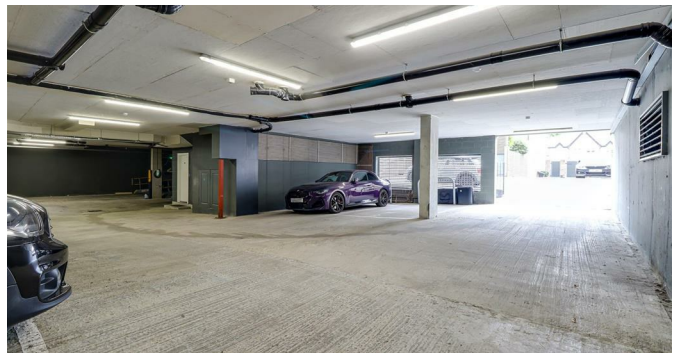
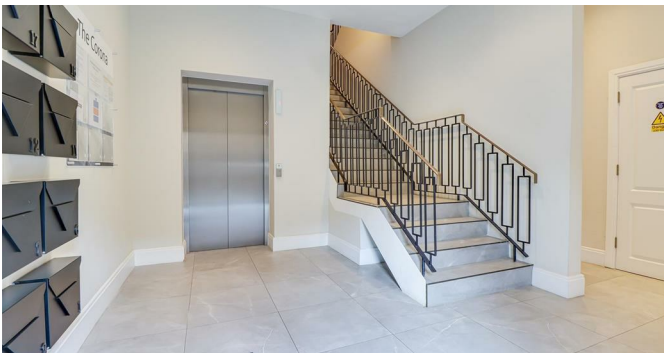
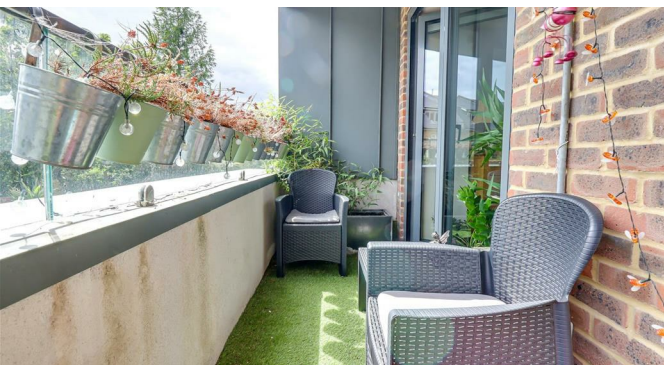
## Allocated Parking

The property provides allocated secure parking to rear, private terrace to rear access, cycle storage.

## Agents Notes:

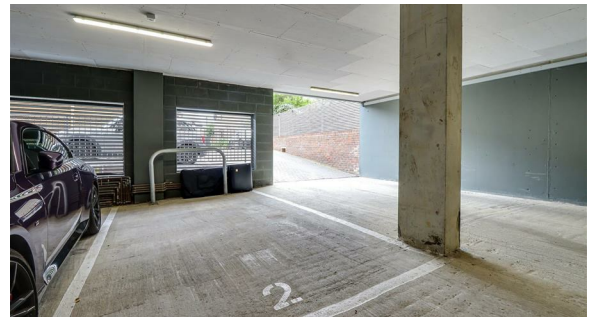
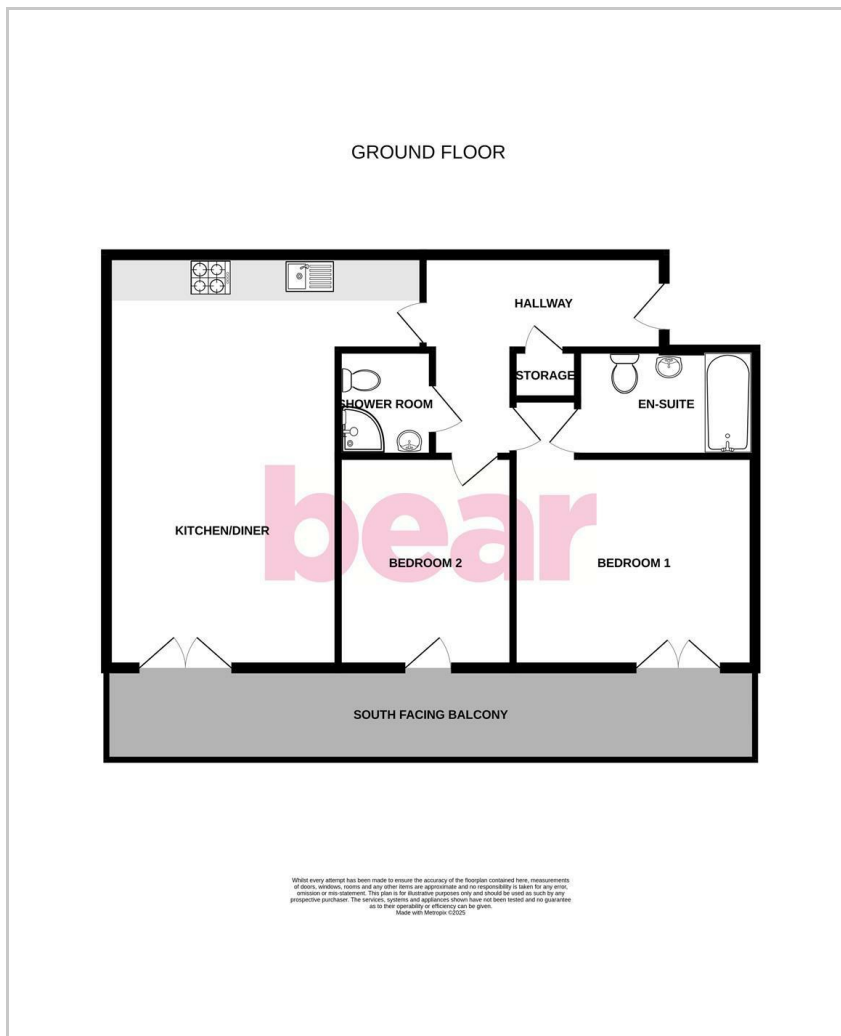
Council tax band: D



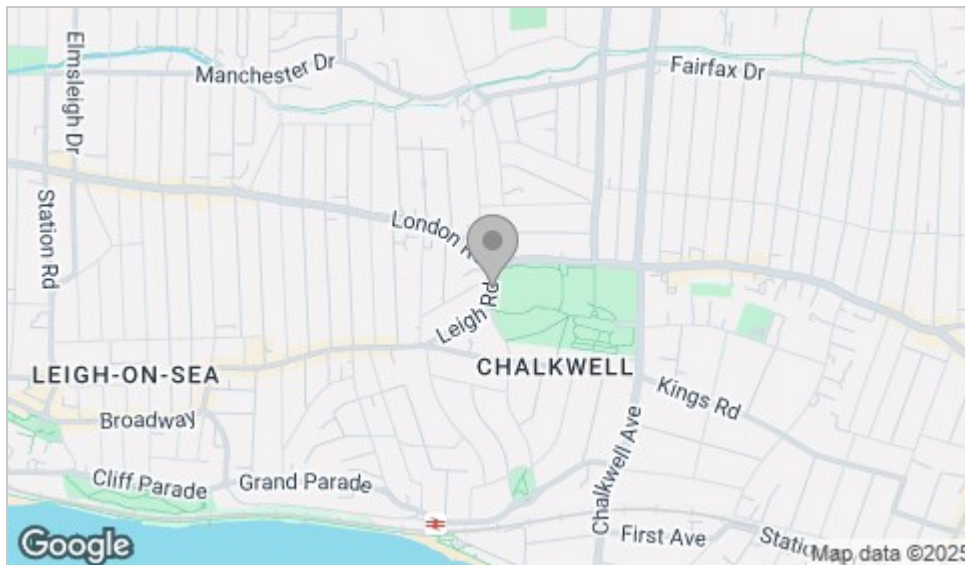




## Floor Plan



## 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

