



\* £270,000- £290,000 \* NO ONWARD CHAIN \* FULL FREEHOLD TO BUILDING \* Standing on the vibrant London Road in Leigh-on-Sea, this exceptional first-floor flat offers a perfect blend of space and comfort. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra room for guests or a home office. The generously sized lounge provides a welcoming atmosphere, perfect for relaxation or entertaining. The heart of the home is the delightful kitchen breakfast room, which boasts a separate conservatory/utility area. This space not only enhances the kitchen's functionality but also allows for direct access to your own private rear garden, a rare find in flat living. Imagine enjoying your morning coffee in the sun or hosting summer barbecues in this tranquil outdoor space. The modern three-piece shower room adds a touch of contemporary style, ensuring convenience and comfort for all residents. Additionally, the flat features an extra-large loft space, providing ample storage or the potential for further development, subject to the necessary permissions. Conveniently located within walking distance to both Leigh and Chalkwell Stations, this property offers excellent transport links for commuters and easy access to the charming local amenities that Leigh-On-Sea has to offer. Whether you are looking to enjoy the picturesque seafront or the vibrant local community, this flat presents an outstanding opportunity for modern living in a sought-after location.

- First floor character flat with freehold
- Fitted kitchen breakfast room with separate conservatory
- Stylish three piece shower room
- Modern throughout
- Doorstep to local shops, bus routes and Parks
- Three bedrooms including two doubles and a single
- Direct access to own rear garden
- Generously sized lounge
- Huge loft space for extension potential and/or storage options
- No onward chain

## London Road

Leigh-On-Sea

**£270,000**

Price Guide



# London Road



## Frontage

Front garden area to right of pathway leading to entrance door.

## Entrance Hallway

Utility meters, wood entrance door to front with coconut rug, carpeted stairs to:

## First Floor Landing

Coved ceiling, picture rails, loft access with loft ladder giving access to huge loft, radiator, carpet.

## Bedroom One

14'9" x 9'10"

Coved ceiling, picture rails, double glazed windows to front, radiator, carpet.

## Bedroom Two (Currently used as dining room)

12'5" x 10'10"

Coved ceiling with picture rails, double glazed windows to rear, radiator, carpet.

## Bedroom Three

8'0" x 6'2"

Cove ceiling, picture rails, double glazed window to front, radiator, carpet.

## Lounge

17'9" into bay x 10'10"

Double glazed bay windows to front, coved ceiling, picture rails, dado rails, shelving, feature fireplace with wooden surround and stone hearth, radiator.

## Kitchen Breakfast Room

13'0" x 10'10"

Picture rails, windows to rear, kitchen

comprising wall and base level units with roll edge laminate worktops, built in dresser with base level units, display cabinet, feature fireplace opening, stainless steel sink with two draining board areas, space for fridge, space for washing machine, floor to ceiling built in cupboard, lino flooring, wooden door to rear leading to:

## Conservatory/Utility

11'11" x 4'0"

Windows to side and rear, door to rear leading to rear garden, lino flooring, radiator.

## Own Rear Garden

Wooden staircase down to garden, mainly decked, gated rear access, garden shed.

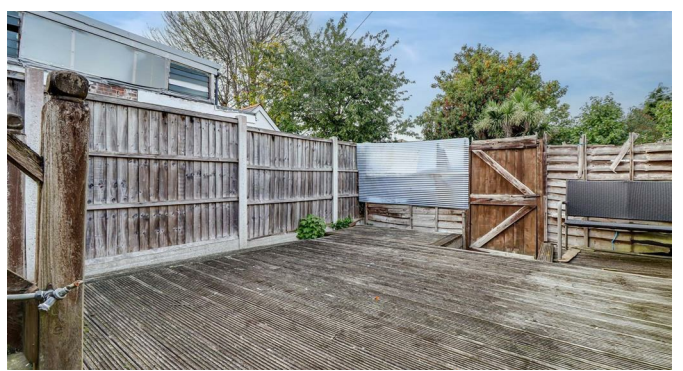
## Bathroom

12'0" x 4'9"

Coved ceiling, picture rails, double shower cubicle, combined vanity unit low level WC and wash basin, obscure double glazed window to rear, fully tiled walls and floor.

## Agents Notes:

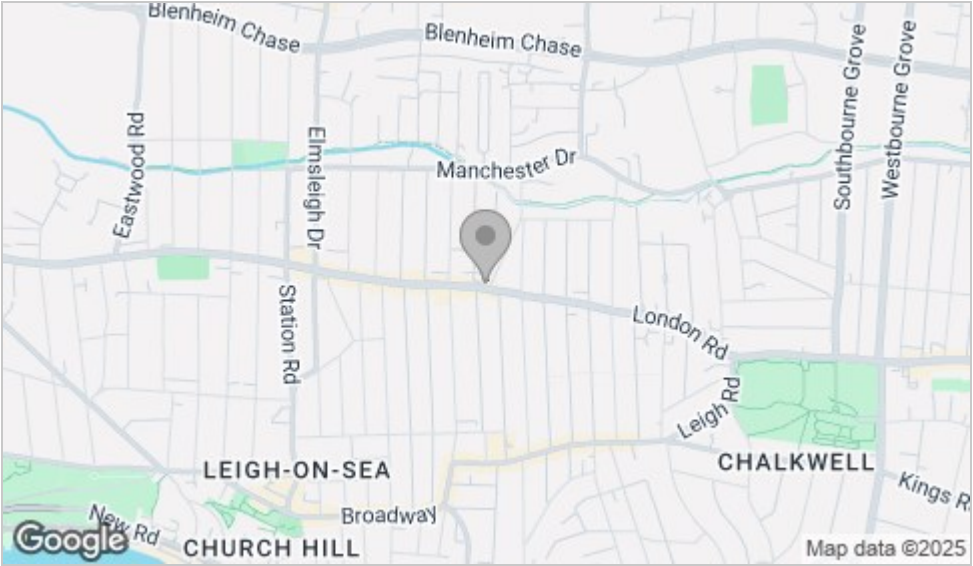
There is a fantastic opportunity to extend into the loft space which could accommodate a further two bedrooms and a bathroom STP. There has been a full new roof in recent years and the property is under council tax band A.



# 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.

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# Energy Efficiency Graph

