



* £280,000- £290,000 * Set in a popular position on London Road in Leigh-on-Sea, this well-presented ground floor flat offers spacious accommodation combined with excellent convenience. The property features three generously proportioned bedrooms, making it an ideal choice for families or buyers looking for additional living space. A particular highlight is the impressive lounge/diner, providing a versatile and welcoming space for both relaxing and entertaining. From here, doors lead directly onto a private south-facing garden, offering a lovely outdoor space to enjoy throughout the warmer months. The property further benefits from a well-appointed bathroom, allocated parking and a garage, adding valuable practicality. Its convenient location places Leigh Station within easy walking distance, providing excellent transport links, while the popular Old Town is also close by with its variety of independent shops, cafés, bars and restaurants. For those who enjoy outdoor pursuits, both Belfairs Woods and Belfairs Golf Course are within easy reach, providing plenty of opportunities for walks and leisure activities. Combining generous accommodation, a south-facing garden and excellent local amenities, this is a fantastic opportunity to acquire a spacious home in a highly sought-after part of Leigh-on-Sea.

- Large ground floor apartment
- Impressive Lounge/Diner leading to your own south backing garden
- Modern fully fitted kitchen
- Walking distance to Leigh Station and Old Town
- Belfairs Woods and Golf Course near by
- Three good-sized bedrooms
- Allocated parking and a garage
- Contemporary three-piece bathroom
- Hadleigh High Street withing walking distance
- West Leigh and Belfairs Academy catchments

London Road

Leigh-on-Sea

£280,000

Price Guide



London Road



Entrance Hallway

24'6" x 3'4" max

Smooth ceiling with two pendant lights, solid wood entrance door to the front, entry phone system, storage cupboard, double radiator, laminate flooring.

Kitchen

8'10" x 8'8"

Smooth ceiling with a pendant light, double glazed windows to the side. Modern white gloss kitchen comprising of; wall and base level units with a roll edge laminate worktop, stainless steel sink and drainer with a chrome tap, wall mounted Glowworm boiler, four ring electric hon with an extractor fan above, integrated Neff oven and grill, space for a fridge freezer, space for a dishwasher, tiled splash backs, tiled flooring.

Bedroom One

14'3" x 11'2"

Smooth ceiling with a pendant light, double glazed window to the side elevation, window to the rear, radiator, carpet, wardrobes.

Bedroom Two

11'8" x 10'0" max

Smooth ceiling with a pendant light, double glazed window to the side, radiator, carpet.

Bedroom Three

11'10" into the bay x 7'11"

Smooth ceiling with a pendant light, double glazed bay window to the side, radiator, carpet.

Bathroom

8'9" x 6'1"

Smooth ceiling, obscured double glazed window to the side, panelled bath with a shower over, low-level WC, vanity unit wash basin, chrome heated towel rail, part tiled walls, tiled flooring.

Lounge/Diner

23'2" x 11'10"

Smooth coved ceiling with a pendant light, double radiator, double glazed window to the side, double radiator, laminate flooring, opening to:

Lounge Area:

Smooth coved ceiling with a pendant light, window to the rear, double glazed bay window to the side with a double glazed door leading out to the garden area, feature fireplace, radiator, laminate flooring.

Own South Backing Garden Area

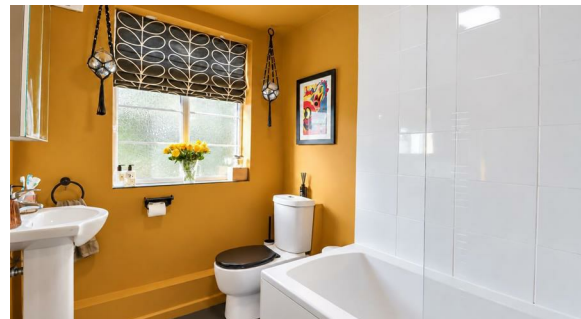
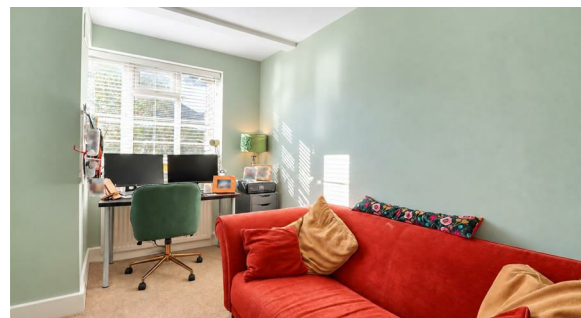
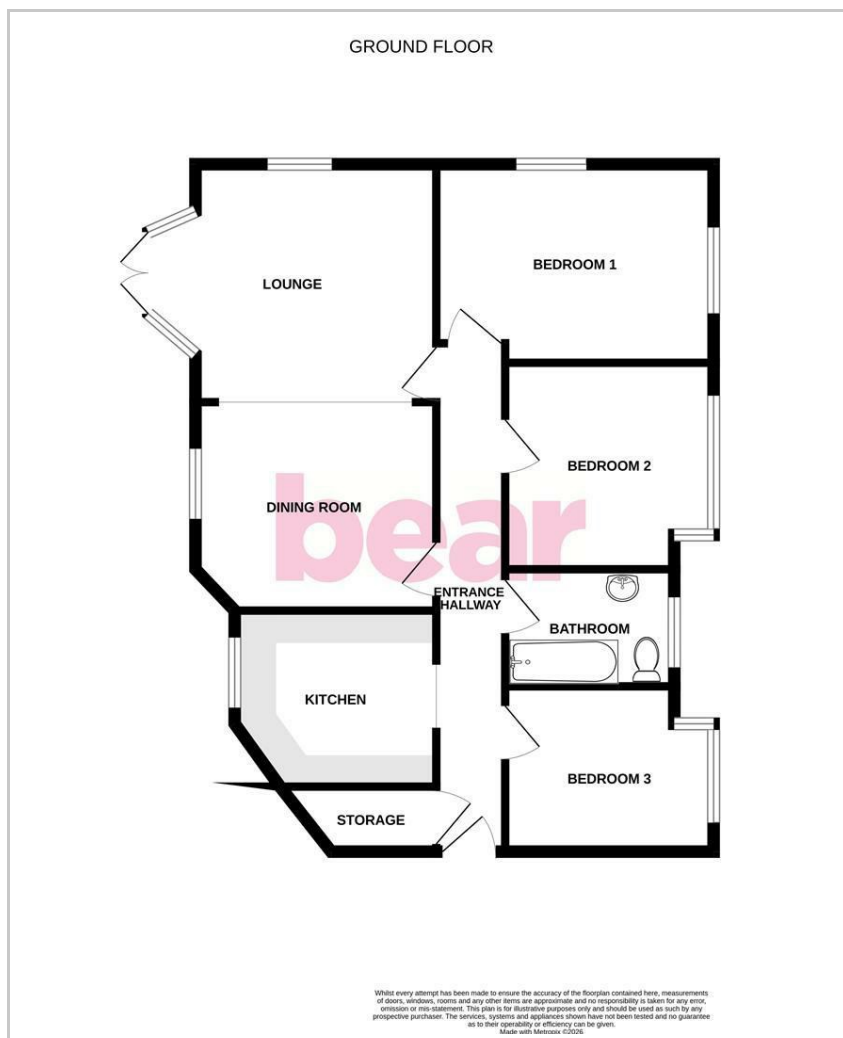
Overlooking the garden space and the garage.

Agents Notes:

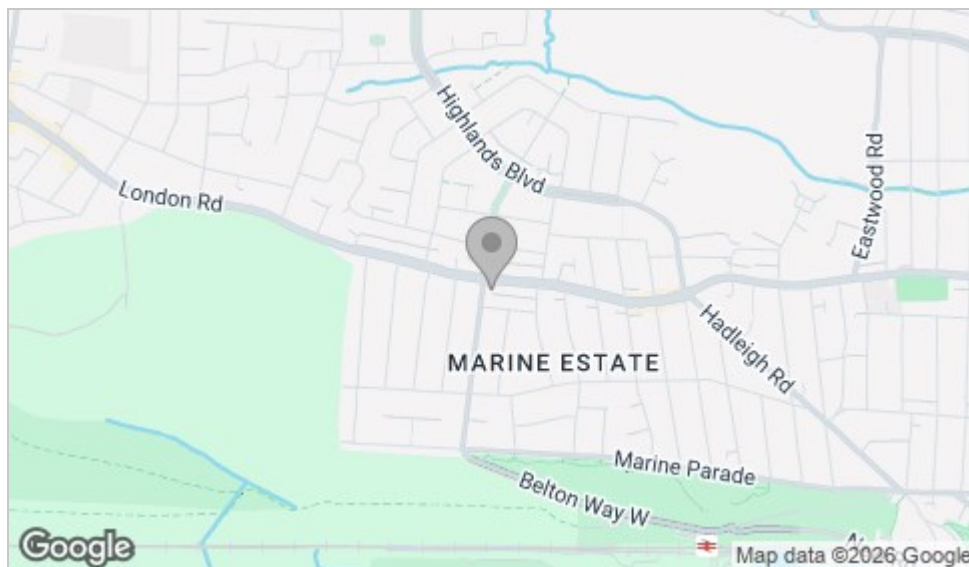
Council tax band: B



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

