



# FOR SALE

**Beach Avenue,  
Leigh-On-Sea SS9 1HP**

**£225,000 Leasehold**

- Ground Floor Flat
- Central Leigh On Sea
- Modern Kitchen
- Large Lounge Diner
- Gas Central Heating
- Double Glazing Throughout
- One Double Bedroom
- South Facing Patio Area
- Close To Chalkwell Station & Leigh Broadway
- New Lease on Completion

Selling & letting all types of property in Chalkwell,  
Westcliff, Leigh, Southend and the surrounding areas.

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## Description

One bedroom ground floor apartment in the heart of central Leigh. Spacious lounge diner with wooden floor, modern fitted kitchen, one double bedroom and three piece bathroom. Private south facing entrance patio. Located just a short walk from the Leigh Broadway and convenient for Chalkwell Rail Station.

### Entrance

Private south facing entrance patio. Own front door into entrance hall with doors to kitchen and lounge.

### Lounge

Spacious lounge diner with laminate floor, radiator and double glazed windows to side and front aspect.

### Kitchen

Modern fitted kitchen with laminate floor and double glazed window to front. Range of wall and base units with rolled edge work surface and stainless steel sink & drainer. Breakfast bar, integrated oven with hob and space for appliances. Door through to internal hallway with cupboard.

### Bedroom

Double bedroom with fitted carpet, radiator and double glazed window.

### Bathroom

Three piece white suite comprising WC, wash hand basin and bath with shower over. Tiled walls and floor and obscure window to side aspect.

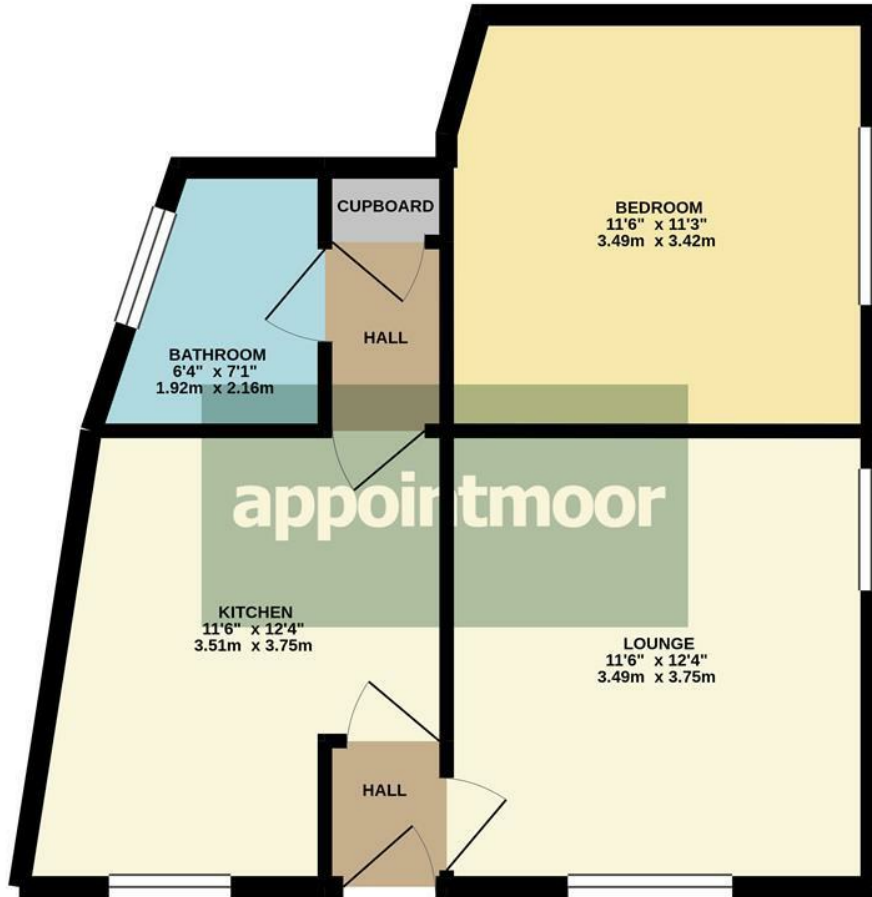
### Tenure

Leasehold - 67 years & new lease to be added on completion

Service charge & ground rent - £100 per month

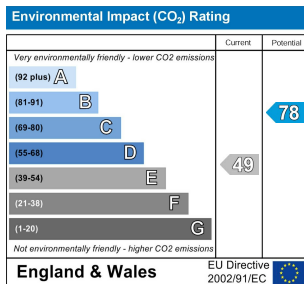
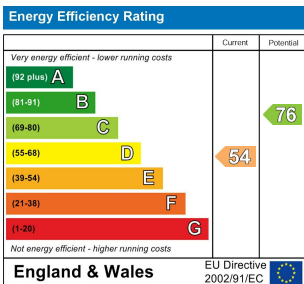


GROUND FLOOR  
458 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 458 sq.ft. (42.6 sq.m.) approx.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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