FOR SALE

London Road,
Leigh-On-Sea SS9 2SA

Offers In Excess Of £325,000 Leasehold Council Tax Band - B

- Top Floor Apartment
- Charming Historic Building
- Two Private Balconies
- Two Bedrooms
- Open Plan Kitchen Lounge
- Contemporary Decor
- Central Leigh Location
- Short Walk to Station & Leigh Broadway
- Allocated Parking Space
- No Onward Chain

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

appointmoor

Description

Stylish top floor two bedroom apartment located in a Central Leigh position. The former post office building offers a wealth of character and charm throughout with high ceilings and an abundance of natural light. The apartment offers spacious modern open plan living with kitchen/diner/lounge opening to a private south facing balcony, two bedrooms with further side balcony accessed from bedroom one, and contemporary bathroom. Additional benefits include an allocated parking space to the rear aspect. This attractive development of 9 apartments is just a short distance from Leigh Broadway, local amenities and walking distance of the rail station. Offered with no onward chain.

Entrance
Communal entrance with stairs to first floor.

Open Plan Lounge Kitchen
Dual aspect double glazed windows and double glazed French doors out to the balcony. Spotlights, wood effect flooring and radiator. Modern white gloss kitchen with base units, inset sink with mixer tap, spotlights and wood effect flooring. Integrated oven & hob.

Balcony
Private south facing balcony with glass balustrade.

Bedroom 1
Bedroom with fitted carpet, spotlights and double glazed French doors to balcony.

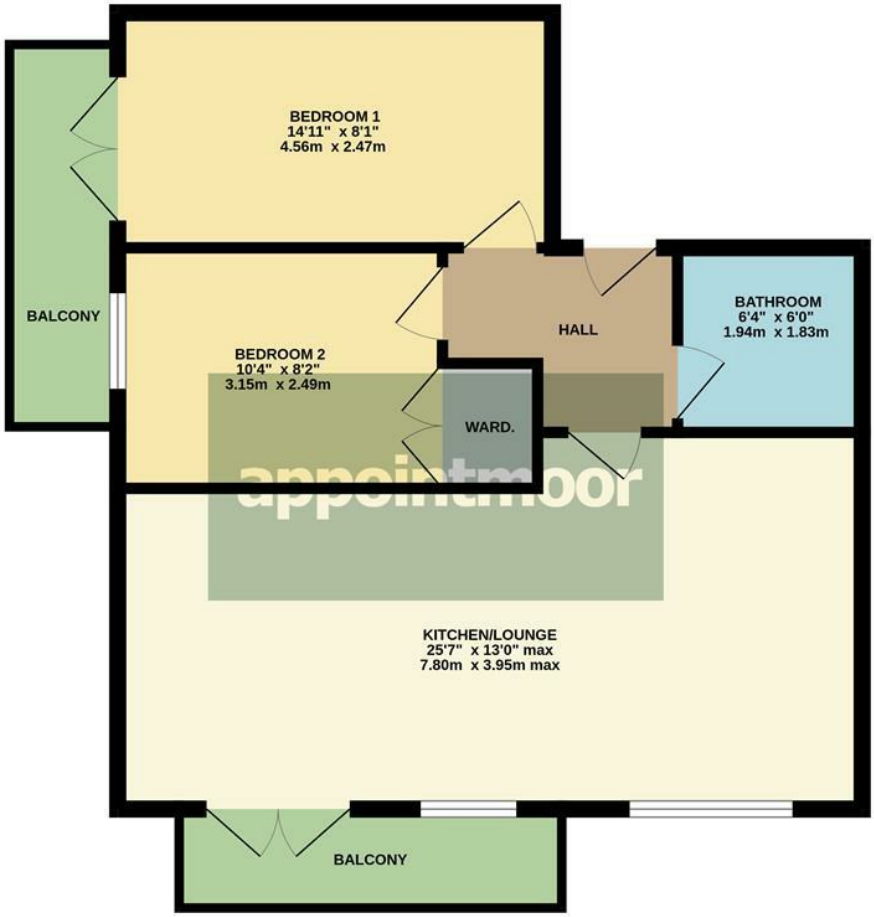
Balcony 2
Private balcony to the side aspect with access from bedroom one.

Bedroom 2
Bedroom with fitted carpet, spotlights and double glazed window.

Bathroom
Three piece white suite comprising WC, wash hand basin and wet room style shower with glazed screen.

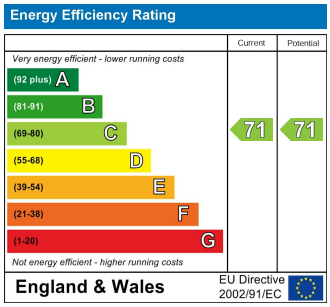
Parking
One allocated parking space to the rear aspect.

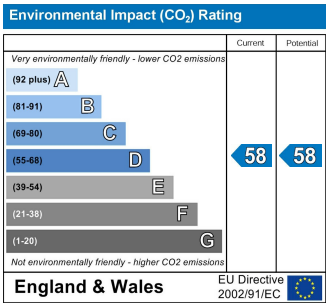
FIRST FLOOR
615 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 615 sq.ft. (57.2 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.
Made with Metropix ©2023





AGENTS NOTES: Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars.
VIEWINGS: BY APPOINTMOOR ESTATES ONLY

appointmoor

Appointmoor Sales 72 The Ridgeway,
Chalkwell, Westcliff-on-Sea, Essex, SS0 8NU
T. 01702 719966 W. appointmoor.co.uk

facebook.com/appointmoor
Instagram.com/appointmoor_estate_agents
twitter.com/appointmoor
linkedin.com/company/appointmoor