



FOR SALE

**Leigh Road,
Leigh-On-Sea SS9 1BU**

£300,000 Leasehold

- First Floor Apartment
- Central Leigh Location
- Two Double Bedrooms
- Lounge & Dining Room
- Large Modern Kitchen
- Contemporary Bathroom
- South Facing Roof Terrace
- Stylish Decor Throughout
- Spacious Bright Rooms
- Parking

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

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Description

Unique and stylish, this 2 double bedroom maisonette is situated in the highly sought after central Leigh. With a private entrance off of Nelson Drive, this property has stairs leading up to the first floor offering two spacious reception rooms, contemporary kitchen and modern bathroom. To the second floor are two double bedrooms with the master having a feature

mezzanine area and door to the private south facing roof terrace. Located in the heart of Leigh just moments from the popular boutique shops and bars of the Broadway and a short walk to the rail station and seafront, viewing is highly advised.

Entrance

Rear entrance to apartment located off of Nelson Drive. Composite front door into tiled entrance with radiator and stairs to first floor with fitted carpet.

Dining Room

Entering up the stairs into the first reception/dining room. Wood effect laminate flooring, double glazed south facing window to rear, two skylight windows and radiator. Step up to kitchen.

Kitchen

Beautiful modern galley style kitchen with two double glazed windows to side aspect, wood effect laminate floor and spotlights. The kitchen has a range of wall and base units with straight edge wood effect work surface and integral sink with drainer. Integrated oven, hob & extractor hood and space for washing machine and dryer.

Bathroom

Three piece suite comprising of WC, pedestal wash hand basin and double shower with glazed screen. Double glazed window to rear, tiled floor, part tiled walls, chrome heated towel rail and spotlights.

Lounge

lounge to front aspect with fitted carpet, double glazed bay window, coving and ceiling rose. Fitted under stair cupboard.

Hall

Hallway from kitchen with fitted carpet, radiator and doors to all rooms. Stairs up to bedrooms.

Bedroom 1

Bedroom to rear aspect with fitted carpet, tall radiator, feature exposed brick wall, skylight and double glazed door to roof terrace. stairs up to mezzanine area with fitted carpet, spotlights and exposed brickwork.

Roof Terrace

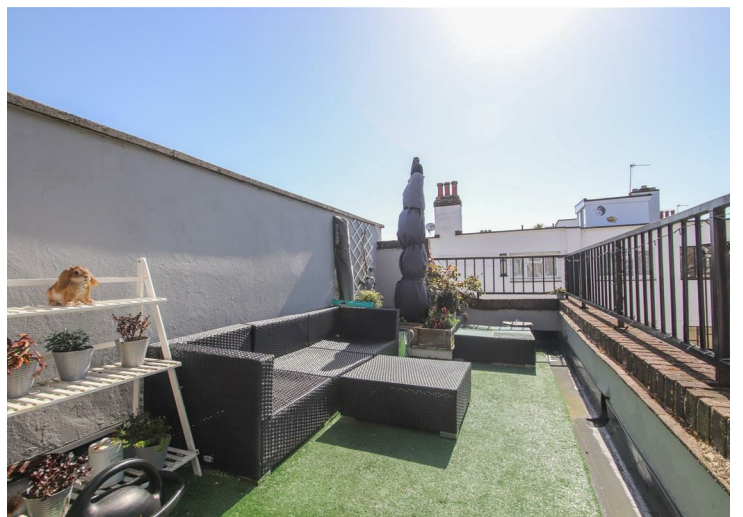
Fantastic 17' south facing roof terrace.

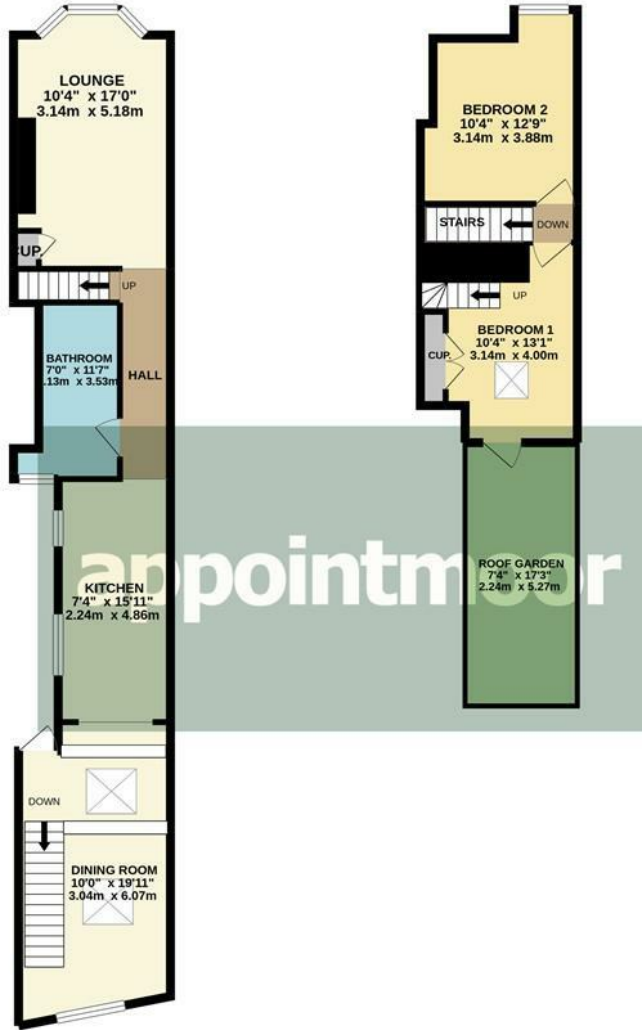
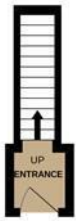
Bedroom 2

Bedroom to front aspect with fitted carpet, radiator and double glazed window.

Tenure

Leasehold - 115 Years remaining on lease





TOTAL FLOOR AREA : 985 sq.ft. (91.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		54	72
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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. We therefore must advise any prospective purchaser employ their own, independent experts to verify the statements contained herein. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested. **VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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