



FOR SALE

**Seaview Road,
Leigh-On-Sea SS9 1AT**

Offers In Excess Of £290,000 Leasehold - Share of Freehold Council Tax Band - B

2  1  1  667.37 sq ft

- In Need Of Full Refurbishment
- Potential To Extend With Correct Planning
- West Backing Garden
- No Onward Chain
- Share Of The Freehold
- Currently Comprises Two Bedrooms, Kitchen, Bathroom And Lounge
- Gas Central Heating And Double Glazing
- Great Location Just Off Leigh Broadway
- Short Walk To Mainline Stations
- Ground Floor With Private Entrance

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

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Description

This property is all about location and potential.... A developers dream!

This two-bedroom ground floor flat presents an excellent opportunity for those looking to invest in a property with great potential and also comes with a SHARE OF FREEHOLD.

The property currently comprises two well-proportioned bedrooms, three piece bathroom, kitchen and lounge which can be reconfigured and extended on should you require that extra space (subject to planning).

One of the standout features of this home is the west-facing garden, which provides a lovely outdoor space to enjoy the afternoon sun. Whether you envision a tranquil retreat or a vibrant garden for entertaining, the possibilities are endless.

Being sold with no onward chain, this property offers a straightforward buying process. With its prime location in Leigh-On-Sea, you will benefit from the local amenities, beautiful coastal views, and a friendly community atmosphere.

In summary, this two-bedroom ground floor flat on Seaview Road is a fantastic opportunity for those looking to create their ideal home or investment property. With some vision and effort, this space can be transformed into a stunning residence in a very sought-after area.

Measurments

Kitchen - 6'4" x 7'1" (1.94m x 2.17m)

Lounge - 10'11" x 13'1" (3.33m x 3.99m)

Bathroom - 10'10" x 3'10" (3.31m x 1.17m)

Bedroom 1 - 14'6" x 12'2" (4.43m x 3.73m)

Bedroom 2 - 12'0" x 10'2" (3.66m x 3.12m)

Interior

The main entrance a private door situated through the side of the property and leads directly into the kitchen which then follows through to the lounge which has a double glazed bay window to the side. There is a three piece bathroom to the rear of the property and two bedrooms positioned at the front of the property with the second bedroom having double glazed French doors to the rear garden and bedroom 1 having a double glazed bay window to the front. There is gas central heating and double glazing throughout.

Exterior

There is gated access to the side of the building which leads to the main entrance to the property and a large west backing rear garden with brick built out building, and fence to all boundaries. There is a fantastic opportunity to extend the property into the rear garden with correct planning which will still leave a generous sized garden.

Location

Situated south of Leigh Broadway with the seafront at the bottom of the road. The sea can be seen as you step off the footpath to the property, reminding you how pleasant the area is. The Broadway offers plenty of restaurants, bars, boutique shops and bus routes. The mainline Leigh and Chalkwell train stations are only a short walk away for those needing to commute on the C2C line.

Tenure

Share Of The Freehold

New Long Lease

Disclaimer

In accordance with the Estate Agency Act 1979, we would advise that the sellers are associated with Appointmoor Estate Agents.





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	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	

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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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