



FOR SALE

**Dundonald Drive,
Leigh-On-Sea, SS9 1NB**

Offers In Excess Of £350,000 Share of Freehold Council Tax Band - A

2  1  1  688.00 sq ft

- No Chain
- Private Rear Garden
- Open Plan Living
- Three Piece Bathroom Plus Separate W/C
- Recently Refurbished
- Ground Floor With Off Street Parking
- Gas Central Heating And Double Glazing
- Two Bedrooms Both With French Doors To Garden
- Walking Distance To Leigh Broadway An Mainline Station
- Share Of The Freehold and New Long Lease

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

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Description

****SHARE OF THE FREEHOLD****

An extremely well refurbished ground floor flat suited to those looking to move straight in with no fuss. Offering two bedrooms, three piece bathroom suite, separate w/c, open plan lounge/kitchen, private rear garden, off street parking and long lease... Oh and we forgot to mention, NO ONWARD CHAIN.

Dundonald Avenue has always been a sought after location simply because of its position just off Leigh Road with its ever growing fantastic eateries, just around the corner from Leigh Broadway and only a short walk to C2C mainline stations and the Seafront.

Whether you are looking for your first home, downsizing, moving to the area or an investor looking to start or add to your portfolio, we highly recommend that you view this property. Keys held for viewings asap.

Measurements

Lounge/Kitchen - 6.33m x 3.70m (20'9 x 12'1)

Bathroom - 2.09m x 1.99m (6'10 x 6'6)

W/C - 1.91m x 0.97m (6'3 x 3'2)

Bedroom 1 - 4.63m x 2.55m (15'2 x 8'4)

Bedroom 2 - 4.04m x 2.55m (13'3 x 8'4)

Interior

Having an open plan living space makes the lounge/kitchen a great social place if you are inviting friends and family over, however, it can also be a cosy night time retreat once you get home from work and want to relax. With a large double glazed bay window to the front providing plenty of light during the day and a fitted modern kitchen, you can rest assured that everything you would need is right at your fingertips. There is a three piece white modern bathroom suite comprising a bath with shower over, wash hand basin and w/c, two spacious bedrooms both with French doors leading out to a private garden and separate w/c with wash hand basin just off the hallway from both bedrooms for convenience.

Exterior

This property hugely benefits from its own off street parking space to the front which spans the width of the property. There is also an added bonus of a private garden to the rear which can be accessed from a walk way down the side of the building or from either bedroom. The building has also recently been rendered making it an attractive looking property from every angle.

Lease Details

The property is being offered with...

A Share Of The Freehold

New Long Lease Of 199 Years

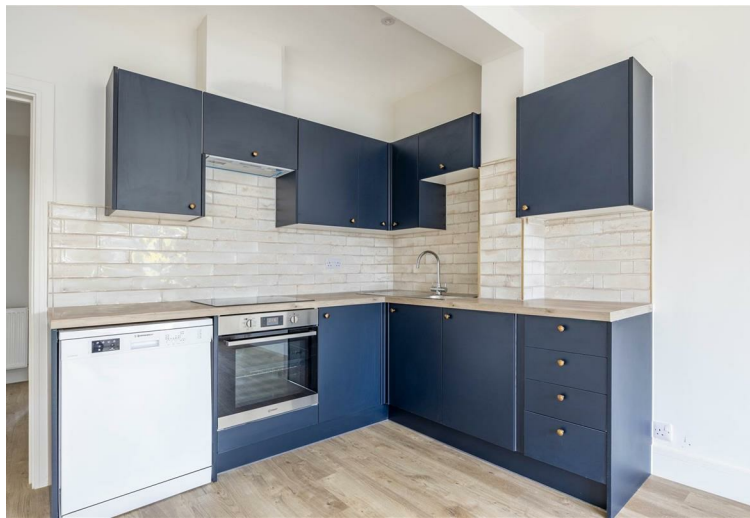
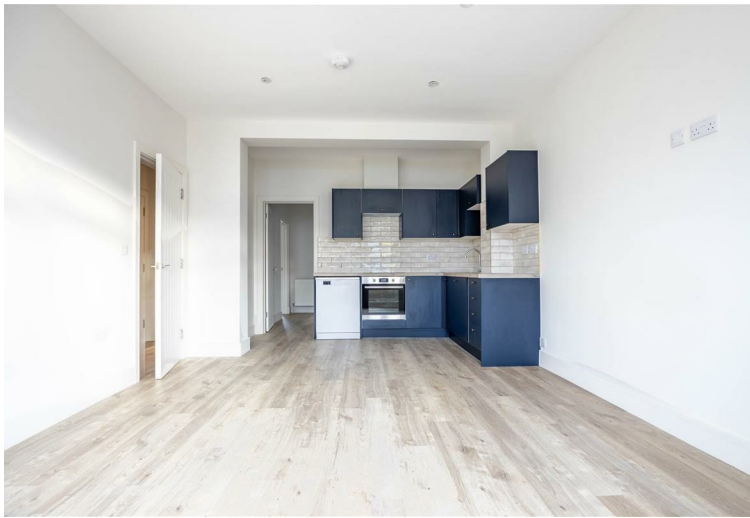
Location

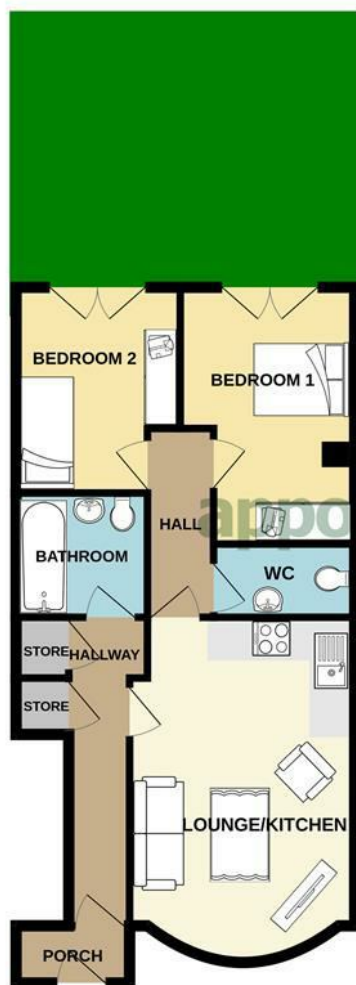
Situated half way down Dundonald Avenue means access to local shops, bars and restaurants is easy with options at both ends of the road. In particular, Leigh Road offers an array of fantastic eateries and boutique shops making it a welcome extension to Leigh Broadway. Chalkwell Station and the seafront are only a walk away and Chalkwell Park is another option should you want to relax on a sunny day. The HEART of Leigh On Sea includes this great road with character oozing from one end of the road to the other.

School Catchment

Chalkwell Hall Infant and Junior Schools

Darlinghurst Academy





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	75	78
(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	

AGENTS NOTES: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. Floor plans are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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