



HIGH CLIFF DRIVE, LEIGH ON SEA
OIEO: -£375,000 SHARE OF FREEHOLD

A BRIGHT AND SPACIOUS TWO BEDROOM FIRST FLOOR FLAT SOUTH OF LEIGH ROAD

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DESCRIPTION:

Winkworth of Leigh are delighted to offer for sale this well presented two-bedroom first floor apartment situated in this highly favoured location south of the Leigh Road with a west facing enclosed sun terrace which enjoys estuary views and being a short distance from the seafront and mainline stations.

The accommodation comprises: communal entrance and hallway to the ground floor with landing, lounge, kitchen, two bedrooms and modern shower room to the first floor and having a west facing enclosed sun terrace to the rear.

The property also benefits from radiator heating served by gas boiler and being double glazed throughout.

Situated in this highly favoured location with Leigh's bustling Broadway with its array of shops, bars and restaurants and local mainline stations with C2C services

to London, this property is perfectly placed for any would-be purchaser viewing is highly recommended.

Property Description: -

Storm Porch leading to communal entrance door and entrance door: -

Stairs rising to landing and double-glazed window to front.

Smooth plastered ceiling, radiator, doors leading to: -

Lounge: - 15'7 X 15'4. A lovely bright and spacious room with large double-glazed bay window to front. Smooth plastered ceiling with coving, radiator, ornate fireplace and surround.

Kitchen / Diner: - 12'57 x 11'2. Glazed door leading to west facing enclosed sun balcony, further windows to rear and side. A modern fitted kitchen comprising of a range of floor and wall mounted cupboards and drawer's, black granite effect

work tops, tiled splash backs.

Sun Balcony: - Offering views towards the estuary.

Bedroom One: -14' x 13. Double glazed window to rear. Smooth plastered ceiling and radiator.

Bedroom Two: -11'6 x 9'. Double glazed windows to front. Smooth plastered ceiling and radiator.

Shower Room: - 9'3 x 6'. Obscure UPVC window to side. A lovely modern suite comprising of a large walking shower with sliding glass door and walls, low level wc and wash hand basin set in a vanity unit. Tiling to walls, smooth plastered ceiling with inset lighting.



ENTRANCE FLOOR

1ST FLOOR



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.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Share of Freehold

Term: n/a

Service Charge: na

Ground Rent: na

Council Tax Band: B

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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