



CHALKWELL PARK DRIVE, LEIGH ON SEA  
OIEO:-£300,000 FREEHOLD

## GROUND FLOOR TWO BEDROOM FLAT WITH OWN GARDEN AND GARAGE.

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**DESCRIPTION:**

Winkworth of Leigh have been favoured with instructions to bring to the market this spacious two-bedroom ground floor flat. The property has a good size lounge, two double bedrooms, bathroom, kitchen and separate dining room. There is a West facing rear garden and a garage.

Situated in Chalkwell Park Drive, South of the London Road in Leigh-on-Sea, this ideal first purchase is just a short stroll from local amenities which includes nearby seafront, parks and mainline railway station - serving London Fenchurch Street for commuters. Also, within walking distance is Leigh's fashionable Broadway and its array of bars, cafes, restaurants and popular boutiques.

The property is being offered with no onward chain and is freehold. We would strongly advise an internal viewing.

Accommodation: -

Communal Entrance door to entrance hall and door to: -

Reception Hall: -11'07 x 5'84. Storage cupboard and doors to all rooms. Radiator and coving to ceiling.

Bedroom: -12'11 x 9'15. Double glazed window to front. Coving to ceiling.

Bedroom: - 12'11 x 11'29. Double glazed window to front. Radiator and coving to ceiling.

Bathroom: - 8'01 x 6'94. Double glazed obscure window to side. White suite comprising of bath, low level wc and wash hand basin. Tiling to walls and cupboard.

Kitchen: - 9'61 x 7'90. Double glazed obscure window and door to side. Range of working surfaces with base units below and eye-level unit above. Tiled surrounds and stainless-

steel sink unit and space for kitchen appliances. Cupboard housing gas boiler.

Dining Room: - 8'21 x 6'52. Double glazed window to rear. Radiator and coving to ceiling.

Lounge: - 12'77 x 12'39. Double glazed window to rear. Radiator and coving to ceiling.

Exterior: -

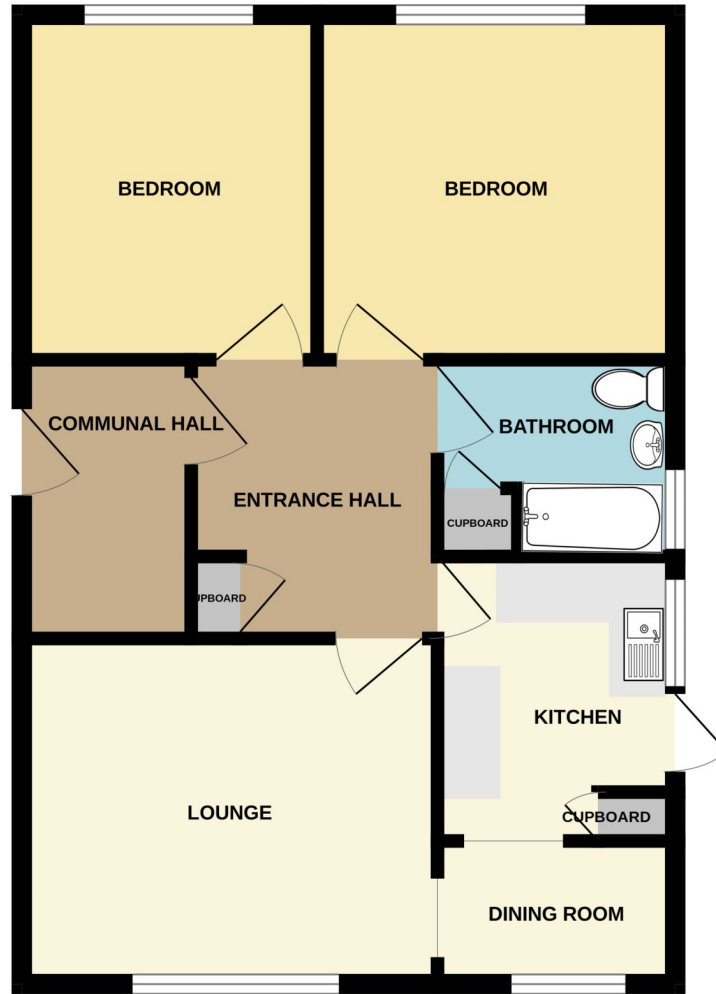
Rear Garden; - Own section of rear garden being paved and shingle.

Garage: - in block at rear.

Agents Note: - Property is being sold with the Freehold.

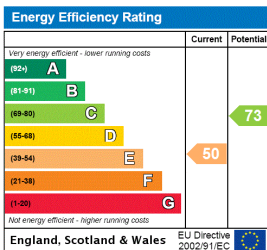


GROUND FLOOR



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.  
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