



LEIGH ROAD, LEIGH ON SEA
£375,000 LEASEHOLD

A LOVELY TWO DOUBLE BEDROOM SPLIT LEVEL MAISONETTE WITH GARDEN

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DESCRIPTION:

Winkworth of Leigh are delighted to bring to the market this lovely spacious two-bedroom maisonette with a rear garden.

The accommodation comprises of a bright & open lounge, a contemporary kitchen/diner with stairs to the garden, two well-proportioned double bedrooms complemented by an en-suite shower to the second floor and a modern family bathroom to the first floor. The apartment boasts gas central heating and replacement double glazing. The rear garden is a perfect place to relax and entertain and is reached by direct access from the kitchen.

Nestled in the heart of Leigh-on-Sea, the maisonette is just moments from the trendy Leigh Broadway with its array of bars, cafes, restaurants, and shops. A 15-minute walk takes you to Chalkwell C2C station for direct trains to London Fenchurch Street. Additionally, both Old Leigh Town and Chalkwell beach are within easy reach.

Entrance: - Approached with private front door which leads directly out to the street.

Ground Floor Entrance Hall: - Partially tiled and partially carpet flooring, down lights, ceiling lights, door to front, storage cupboard, under-stairs storage, stairs leading to first floor.

Landing: - Carpet flooring, down lights, gas radiator, stairs to second floor. Doors to the following rooms:

Kitchen/Breakfast Room: - 11'1 x 17'5 (3.38m x 5.31m). The kitchen is a great size has a double-glazed bay window to the rear and door to the side providing access to the garden, the units are a dark grey shaker style with built in Bosch oven and hob with an extractor unit over, integrated slim line dishwasher, washing machine and free-standing fridge freezer, there is also a radiator and the floor is engineered oak.

Bathroom: - A lovely fitted family bathroom with bath with a shower over and screen with a tiled panel, WC with a concealed cistern and hand basin with a built-in cupboard under, the walls and

floor have been tiled, double glazed window to side.

Bedroom Two: - 12' x 11'7 (3.66m x 3.53m). Double glazed window to the rear, radiator and carpet, sliding door wardrobes.

Living Room: - 18'3 max x 14'10 max (5.56m x 4.52m). The lounge has double glazed bay window to the front, a feature fireplace, and down lighters with a door leading onto a small balcony.

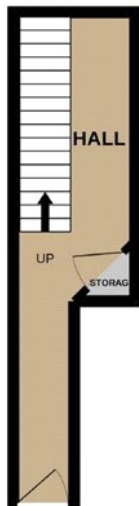
Second Floor: -

Bedroom One: - 16'9 x 16'7 (5.11m x 5.05m). Great size bedroom with double glazed window to the rear and Velux window to the front, also access to the loft via a cupboard which provides plenty of storage.

En-Suite: - Shower cubicle, hand basin and WC with concealed cistern, tiling to walls, tiling to floor.

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TOTAL FLOOR AREA : 1115 sq.ft. approx.
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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (80-9) A (61-91) B (50-60) C (35-50) D (20-34) E (1-19) F (1-20) G			62 41
Not energy efficient - higher running costs			

England, Scotland & Wales

EU Directive 2002/91/EC

Tenure: Leasehold

Term: 191 year and 6 months

Service Charge: £tba

Ground Rent: £ tba

Council Tax Band: A

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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