



LORD ROBERTS AVENUE, LEIGH ON SEA
£325,000 LEASEHOLD

A LOVELY THREE-BEDROOM FIRST FLOOR MAISONETTE IN A GREAT LOCATION

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DESCRIPTION:

Winkworth of Leigh are delighted to offer for sale a lovely three-bedroom first floor maisonette in a great location south of the London Road and just minutes from Leigh Road and the Broadway.

The internal accommodation is comprised of three bedrooms, a great-sized bay fronted lounge-diner, a kitchen-breakfast room with access to the balcony and a contemporary three-piece family bathroom. The school catchment area offers both Chalkwell Hall and Darlinghurst as well as Belfairs Academy, while the prestigious grammar schools are nearby.

A short walk will get London commuters to Chalkwell Station, as well as the beachfront and Chalkwell Park.

Frontage Entrance: - Attractive period facade with a wooden and glazed private entrance door leading to a ground floor hallway with double radiator, dado rail, skirting and coat hanging space and a carpeted staircase and rising to the first-floor landing.

First Floor Landing: - Obscured double-glazed side window, small storage space, loft access, radiator, Dado rail, skirting and carpet.

Lounge-Diner: - 6.09m × 3.53m (20'1" × 11'6"). Double glazed bay fronted window, feature fireplace with wooden surround and tiled hearth, double radiator and further single radiator, original cornice, dado rail, skirting and carpet.

Bedroom One: - 4.04m × 2.96m (13'3" × 9'8"). Double glazed rear window, fitted wardrobes, feature fireplace, radiator, coving, picture rail, skirting and carpet.

Bedroom Two – 2.92m × 2.83m (9'6" × 9'3"). Double glazed rear window, double radiator, picture rail, skirting and carpet.

Bedroom Three - 2.25m × 1.55m (7'4" × 5'10"). Oriel bay window to front aspect, radiator, wall-mounted boiler in cupboard, coving, skirting and carpet.

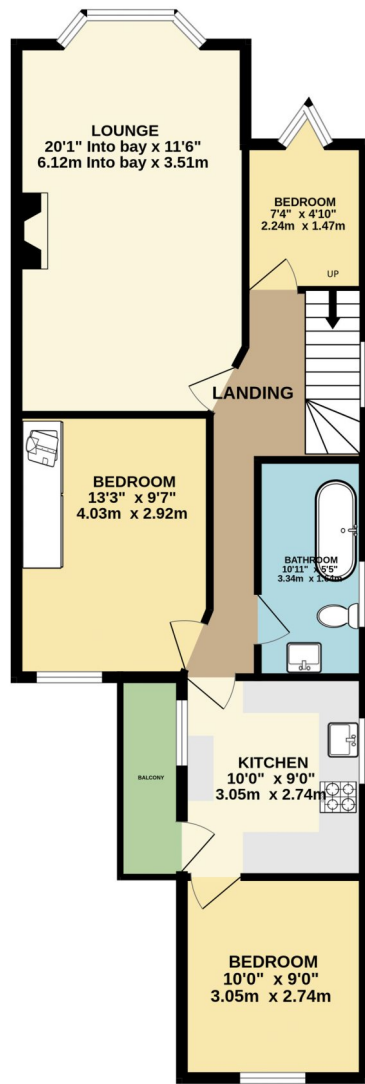
Three-Piece Family Bathroom: - 2.86m × 1.4m (9'4" × 4'6"). Obscured double glazed side window, modern suite comprising of bath with shower over and glass screen, chrome towel radiator, WC, floating vanity unit with wash basin and chrome mixer tap, spotlighting, extractor fan and fully tiled walls and flooring.

Kitchen-Breakfast Room - 3.04m × 2.77m (10'0" × 9'1"). Double glazed door and window for access to private balcony, further double-glazed window to side aspect, shaker style kitchen units both wall-mounted and base level comprising; stainless steel sink with drainer and chrome mixer tap, four ring burner gas hob with stainless steel extractor hood over, integrated oven, integrated/freezer, integrated washing machine, breakfast bar, spotlighting, radiator, skirting and tile effect lino flooring.

Private Balcony - Wooden balustrades with a decked floor and space for a table and chair.



FIRST 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 143 year and 0 months

Service Charge: £400 per annum

Ground Rent: £ 25 Annually (subject to increase)

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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