

LEIGH HILL, SS9  
OIEO £220,000 LEASEHOLD

## ONE BEDROOM SELF CONTAINED FLAT SITUATED IN OLD LEIGH

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## DESCRIPTION:

Winkworth of Leigh are delighted to offer for sale this superb one-bedroom self-contained property situated in this highly sought-after location in Old Leigh just a stones through from the beach.

The accommodation comprises; lounge, kitchen, bedroom and bathroom to the ground floor. Externally there is a court yard garden.

The property also benefits from radiator heating served by combination gas boiler which is further enhanced by the double glazing where mentioned.

The property is located in the Old Town and with the Broadway with its array of shops, bars and restaurants, Mainline Station with C2C services to London all

being within easy reach, this property would suit many a would-be purchaser and therefore viewing is highly recommended and one not to be missed.

Entrance - Via locked gated access to side of property, path leading to front wooden front door.

Lounge - 13'07 x 9'11 (4.14m x 3.02m) - Smooth ceiling with inset spotlights, double glazed window to rear, wall mounted radiator, wood effect flooring, doors leading to kitchen and bedroom.

Kitchen - 7'03 x 5'08 (2.21m x 1.73m) - Fitted with a range of matching wall and base units with complementary work surface, raised circular sink with mixer tap, integrated oven with hob and extractor over, space for

fridge freezer, double glazed windows to side, wood effect flooring.

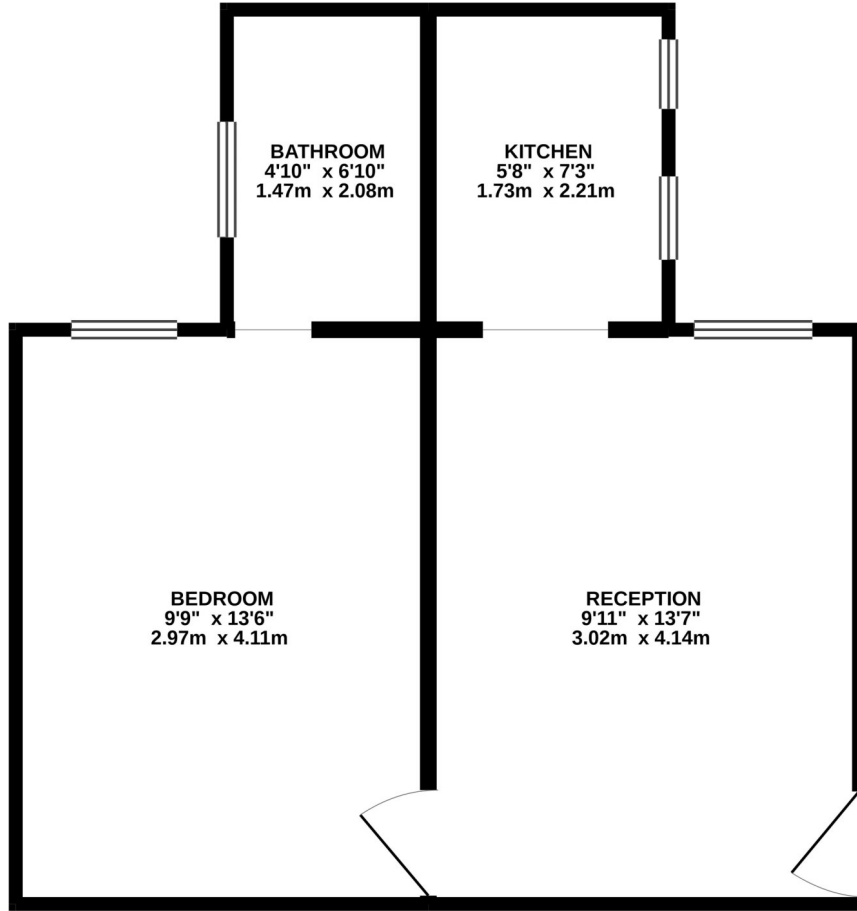
Bedroom - 13'06 x 9'09 (4.11m x 2.97m) - Smooth ceiling. Double glazed window to rear, wall mounted radiator, sliding wooden door, wood effect flooring.

Bathroom - 6'10 x 4'10 (2.08m x 1.47m) - Three piece suite comprising of panel bath, wash hand basin with mixer tap and low level w/c with push button, wood effect flooring, obscure double glazed window to side.

Outside - Small decked area to the rear of property. Gated access to side.

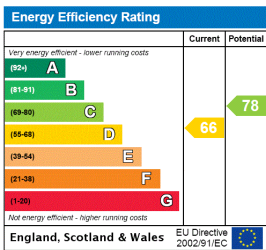


# GROUND FLOOR



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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