



## CLIFF ROAD, ESSEX, LEIGH-ON-SEA

£1,150 PER MONTH

UNFURNISHED

### At a glance...

- Newly Painted & New Carpets
- One Double Bedroom
- Large, Bright Lounge

Modern Kitchen with Oven  
Double Glazing  
Gas Central Heating  
Section of Rear Garden  
Close to C2C Trainline

**Winkworth**

for every step...





## CLIFF ROAD, ESSEX, SS9

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Winkworth is delighted to offer this one-bedroom ground floor flat in Leigh-on-Sea that is undergoing refreshment through with NEW PAINT and NEW CARPETS. The layout features a bright, oversized lounge and a large double bedroom, offering much more space than your average one-bed. The kitchen is modern and comes with an oven and washing machine included, while the bathroom is fitted with a clean three-piece suite and a shower over the bath.

Practical features include double glazing and gas central heating, and the flat also benefits from its own private section of the rear garden. The location is excellent just 0.5 miles walk to Leigh Broadway, 1 mile to Old Leigh seafront with its quaint pubs and cockle sheds, and 0.2 miles walk to Chalkwell C2C trainline for a quick commute into London Fenchurch. It's a fantastic, move-in-ready home in a prime spot.

### DIMENSIONS:

Lounge - 17'35 x 14'80

Kitchen - 13'05 x 9'45

Bedroom - 16'92 x 10'75

### Agents Notes:-

Council Tax Band – B

Floor Area - 721 ft 2 / 67 m 2

Electricity Supply – Mains standard

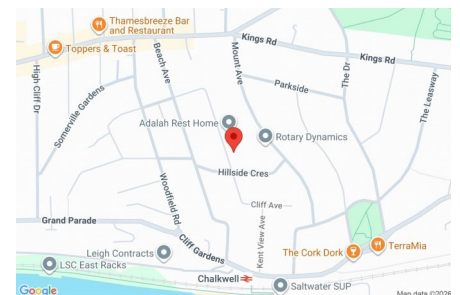
Gas Supply – Mains standard

Water Supply – Mains standard

Sewerage – Mains standard



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	76 C
39-54	E		
21-38	F		
1-20	G		



### Leigh On Sea

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