





HIGHCLIFF DRIVE, LEIGH ON SEA **£325,000** LEASEHOLD

TWO DOUBLE BEDROOM FIRST FLOOR MAISONETTE SOUTH OF LEIGH ROAD

Leigh On Sea | 01702 470625 | leighonsea@winkworth.co.uk



for every step...



DESCRIPTION:

Winkworth of Leigh are delighted to offer for sale these two double bedrooms first floor maisonette, in need of modernisation.

Situated in a highly favoured location south of the Leigh Road, the property is perfectly placed for those seeking coastal living combined with excellent transport links. This is a fantastic opportunity for a purchaser to create their perfect home.

The accommodation is accessed via its own entrance door on the ground floor, with stairs leading to a first-floor landing. The spacious living area includes a large lounge, a good-sized kitchen, two double bedrooms, and a family bathroom.

This property is a short distance from Leigh's bustling Broadway, with its array of popular shops, bars, and restaurants, as well as local mainline stations with C2C services to London. Viewing is highly recommended to appreciate the accommodation and location on offer.

Accommodation

Entrance door: - stairs to first floor.

Landing: - Doors to all rooms.

Lounge: - 16'4 in to bay x 14'10 plus recess. Double glazed bay window and further double-glazed window to front. Fireplace.

Bedroom One: - 16'2 in to bay x 11'7. Double lazed bay window to front.

Bedroom Two: - 117'7 max x 11'7. Double glazed window to rear.

Kitchen: - 12 x 10'9. Double glazed windows and door to rear. Working surfaces with base units. Stainless steel sink units. Space for kitchen appliances. Fireplace wit cupboards to either side.

Bathroom: - 9'7 x 5'8. Double glazed obscure window to rear. Three-piece suite comprising bath, low level wc and wash hand basin.







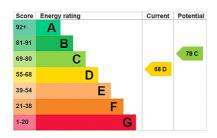




BEDROOM 16'2" max x 11'7" 4.93m max x 3.53m LOUNGE 17'4" x 14'10" 5.28m x 4.52m DOWN **HALLWAY** BATHROOM . 9'7" x 5'8" :.92m x 1.73m BEDROOM 11'7" x 11'7" 3.53m x 3.53m **KITCHEN**

FIRST FLOOR

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.



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Tenure: Leasehold Term: 157 years

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12'0" x 10'9" 3.66m x 3.28m

Service Charge: £120 pa Ground Rent: £200 pa 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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