



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

## TWO DOUBLE BEDROOM FIRST FLOOR MAISONETTE SOUTH OF LEIGH ROAD

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## 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 glazed bay window to front.

Bedroom Two: - 11'7 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 with 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.





## 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             |         |           |
| 55-68 | D             | 68 D    | 79 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Tenure:** Leasehold

**Term:** 157 years

**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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