



19 Norfolk Avenue



19 Norfolk Avenue  
Leigh-On-Sea  
Essex  
SS9 3HA

Guide price £220,000



Guide Price £220,000 - £230,000

This spectacular ground floor flat is ideal for first time buyers looking to get onto the property ladder or if you are simply looking to downsize to somewhere that's much more manageable. The property has been beautifully decorated and is spacious throughout with two double bedrooms, modern family bathroom, large lounge/diner and bright kitchen. A huge bonus to this flat is having your very own private west facing rear garden which is extremely low maintenance, comes with multiple seating areas perfect for when entertaining friends and family and a cabin with power and lighting for additional storage space. Location wise, this property is in catchment to Darlinghurst Academy, The Eastwood Academy and all surrounding grammar schools, close to local shops, a 10 minute walk from Leigh Broadway where you can enjoy the fantastic local shops, cafes and restaurants and a 20 minute walk from Chalkwell train station and beach, perfect for long walks all year round whilst enjoying the stunning sea view.



#### Entrance

Communal entrance door with further private door leading into hallway comprising coved cornice to smooth ceiling with pendant lighting, laminate flooring, doors to:

#### Bedroom One

11'1" x 13'8" (3.38m x 4.17m)

Double glazed window to front, coved cornice to ceiling with ceiling rose and pendant lighting, radiator, laminate flooring.

#### Bedroom Two

9'3" x 12'2" (2.84m x 3.73m )

Double glazed French doors to rear, smooth ceiling with pendant lighting, radiator, laminate flooring.

#### Bathroom

8'04" x 4'38" (2.54m x 1.22m)

Three piece suite comprising panelled bath with shower attachment over, wash hand basin set into vanity unit, low level w/c, chrome heated towel rail, partially tiled walls, tiled flooring, smooth ceiling with ceiling light, double glazed obscure window to rear.

#### Kitchen

8'7" x 12'7" (2.62m x 3.86m)

Range of wall and base level units with roll top work surfaces above incorporating one and a half stainless steel sink and drainer unit, space for range style cooker with extractor unit over, space for fridge freezer, tiled splash backs, breakfast bar, coved cornice to smooth ceiling with ceiling rose and ceiling light, tiled flooring, radiator, double glazed window to rear.

#### Lounge

12'0" x 18'6" (3.66m x 5.64m)

Double glazed bay window to front, coved cornice to smooth ceiling with ceiling rose and pendant lighting, radiator, laminate flooring.

#### Rear Garden

Slab paved seating area leading onto decked seating area to rear, cabin to rear with a heater, power and lighting which can be used as a home office/work shop, side gated access to front garden.

#### Front Garden

Pathway leading to communal front entrance door, block paved and slate area to side surrounded by picket fencing, side gated access to rear garden.

Agents Note - The front garden could be turned into a driveway STPP.

#### Lease Details

Lease - 110 Years

Ground Rent - £10 p/a

Maintenance Charge - £45 p/m

Management - South Essex Homes





**Floor Plan**

Total floor area 70.0 sq. m. (753 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX