



64 Southsea Avenue



64 Southsea Avenue  
Leigh-On-Sea  
Essex  
SS9 2BJ

Guide price £275,000



Guide Price £275,000 - £300,000

This incredible ground floor flat sits right in the heart of Leigh-On-Sea with excellent local amenities and is the ideal purchase for a first time buyer looking to get onto the property ladder. Walk through the front entrance door and you will find a large open plan space including a modern kitchen and spacious lounge/diner, immaculate three piece suite bathroom and a great sized double bedroom. Location wise, you can stroll 10 minutes down the road to Belton Hills Nature Reserve where you can enjoy long walks in the surrounding nature, 5 minute walk to Leigh Broadway where you will find shopping, cafes, bars, restaurants and only a 10 minute walk to Leigh station which is ideal for commuters as you can roll out of bed and catch the train to London in an hour.



Entrance  
Entrance door into hallway comprising smooth ceiling with fitted spotlights, tiled flooring, open into:

Kitchen/Lounge/Diner  
14'11" x 23'3" (4.57m x 7.11m)

Kitchen:  
Range of wall and base level units with laminate work surfaces above incorporating composite sink with mixer tap and drainer unit, integrated oven with four ring gas hob and extractor unit over, integrated dishwasher and

fridge/freezer, space for washing machine, double glazed window to side, smooth ceiling with fitted spotlights, tiled splashbacks, tiled flooring, open into:

Lounge/Diner:  
Double glazed windows to front and side, smooth ceiling with fitted spotlights, radiator, laminate flooring.

Bedroom  
10'0" x 13'3" (3.07m x 4.04m)  
Double glazed windows to front, smooth ceiling with fitted spotlights, radiator, carpeted flooring.

### Bathroom

Three piece suite comprising panelled bath with handheld shower attachment over, wall mounted wash hand basin with mixer tap, low level w/c, heated towel rail, extractor fan, smooth ceiling with fitted spotlights, tiled walls, tiled flooring.

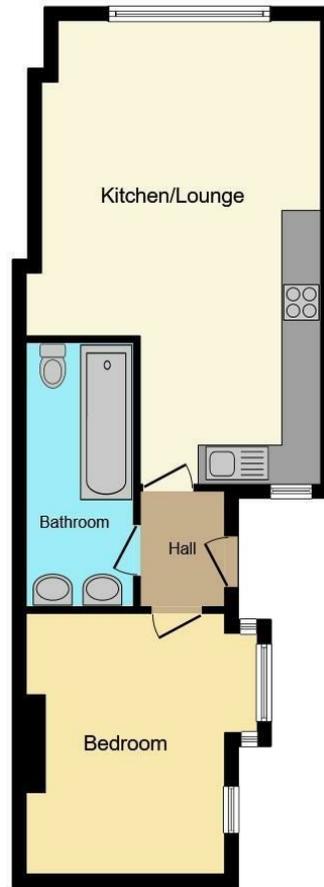
### Front Garden

Block paved front garden leading to private front entrance door.

### Agent Notes

- 122 years remaining on the lease.
- £250 p/a ground rent.
- £300 - £400 p/a service charge.





**Floor Plan**