



Flat 4 11-13 Leigh Hill

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& ROSE



# Flat 4 11-13 Leigh Hill Leigh-On-Sea SS9 2GD

Guide price £280,000



Guide price £280,000 - £300,000

Are you a commuter looking for somewhere to buy? Look no further; This incredible first floor flat overlooks the spectacular estuary and is exactly what you have been searching for being only an 8 minute walk from Leigh-On-Sea train station. The exterior provides a lovely communal rear garden with two decked seating areas which is a wonderful place to sip your morning coffee and relax in your downtime. Walk through the front entrance door and you will fall in love with the stylish interior throughout including an open plan living area which has a spacious lounge and modern kitchen/diner with a door opening to the Juliet balcony, immaculate three piece suite bathroom and two great sized bedrooms. Another true selling point to this amazing property is its fantastic location being right in the heart of Leigh-On-Sea, stroll 5 minutes down the road to the iconic Leigh Broadway where you will find shopping, cafes, bars and restaurants, you will also find Old Leigh which is a stones throw away and the perfect location to meet friends and socialise especially in those warmer summer months with more restaurants and beer gardens, you can then enjoy long walks along Bell Wharf beach whilst soaking up the stunning coastal views.



## Communal Entrance

Security phone system to communal door; communal entrance foyer with stairs leading to private entrance door.

## Entrance

Entrance door into hallway comprising smooth ceiling with fitted spotlights, entry phone system, radiator, carpeted flooring, doors to:

## Bedroom One

10'7" x 10'7" (3.25m x 3.25m)

Double glazed sash window to side, smooth ceiling with fitted spotlights, radiator, carpeted flooring.

## Bedroom Two

11'8" x 6'3" (3.58m x 1.93m)

Double glazed window to front, smooth ceiling with fitted spotlights, built in storage cupboard housing boiler, radiator, carpeted flooring.

## Bathroom

Three piece suite comprising panelled bath with mixer tap and handheld rainfall shower attachment over, wash hand basin set into vanity unit, low level w/c, chrome heated towel rail, extractor fan, smooth ceiling with fitted spotlights, tiled walls, tiled flooring.



## Kitchen/Diner/Lounge

18'4" x 14'7" (5.61m x 4.45m)

## Lounge:

Double glazed sash window to side, smooth ceiling with fitted spotlights, built in storage cupboard, radiator, carpeted flooring, open into:

## Kitchen/Diner:

Range of wall and base level units with stone work surfaces above incorporating sink with mixer tap and drainer unit, integrated oven with four ring induction hob and extractor unit over, integrated fridge/freezer, dishwasher and washing machine, double glazed door to side opening to Juliet balcony, smooth ceiling with fitted spotlights, tiled splashbacks, tiled flooring.

## Communal Rear Garden

Decked seating area with steps leading to further decked seating area.

## Agent Notes

- 98 years remaining on lease.

- Service charge £1500 p/a paid in two instalments of £750 every six months.