



70 Station Road

G R
GILBERT
& ROSE

70 Station Road
Leigh-On-Sea
Essex
SS9 1SU

Offers in excess of £365,000



This contemporary ground floor flat is stunning throughout and situated in an incredible location close to excellent local amenities. The property comes with a bright entrance hallway, two good size bedrooms, modern open planned kitchen/diner and immaculate three piece suite bathroom. This ground floor flat benefits from a large private rear garden with spacious seating area perfect for outside dining and parking for one vehicle. The location of this property is a huge bonus being only a 10 minute walk from the vibrant Leigh Broadway where you can visit the wide variety of restaurants and bars available and incredible boutiques and shops for all shopping necessities. A further 5 minute walk from the property is Old Leigh where you can take advantage of the stunning sea views and enjoy long walks all year round. This property is close to excellent transport links from local bus routes to being only a 15 minute walk from the train station with routes to London and Southend.



Hallway

Front entrance door into hallway comprising smooth ceiling, two storage cupboards, radiator, wood flooring, doors to:

Lounge

17'11" x 10'11" (5.48 x 3.34)

Smooth ceiling with ceiling rose, double glazed bay window to front, feature fireplace, radiator, carpeted.

Kitchen/Dining area

15'6" x 11'10" (4.74 x 3.62)

Range of wall and base level units with laminated work surface over, integrated sink and drainer unit, integrated oven, integrated hob with extractor fan over, space for fridge/freezer, space for washing machine, space for dishwasher, coved cornice to smooth ceiling with ceiling lighting, double glazed windows to side, double glazed door leading to rear garden, tiled to wood flooring.

Bedroom One

14'9" x 10'11" (4.52 x 3.34)

Smooth ceiling with ceiling roses, double glazed window to rear, radiator, laminate flooring.



Bedroom Two

8'11" x 8'11" (2.73 x 2.72)

Smooth ceiling, with ceiling rose, double glazed windows to front and side, radiator, carpeted.

Bathroom

Three piece suite comprising tiled bath with shower over and mixer taps, vanity unit wash hand basin, low level wc, heated towel rail, smooth ceiling with fitted spotlights, double glazed windows with obscure glass to side, tiled walls, tiled floor.

Exterior

Rear garden commences with a large patio and decking area with a raised flower bed leading to lawn, further patio to rear of garden, two sheds to remain, side access, outside tap.

Tenure

Share of freehold

Lease Length - 150 Years left