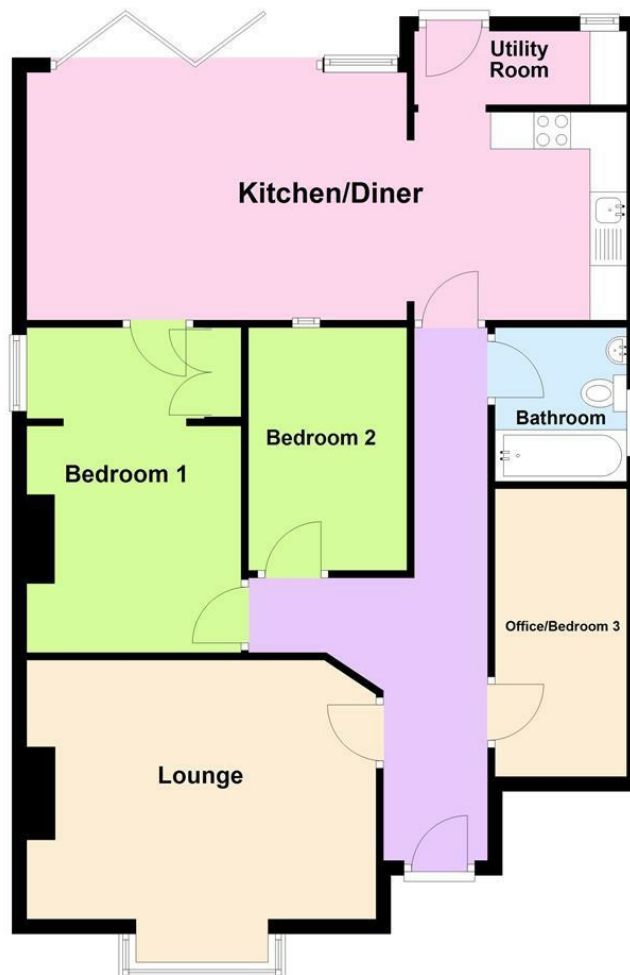


Ground Floor



This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

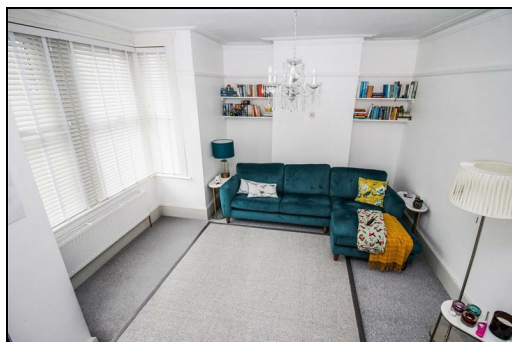
Viewing

Please contact our Sales & Letting Office on 017027 10555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guideline and do not constitute any part of an offer or contract. Intending purchasers should rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representations



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01702710555
info@turnerestates.co.uk



AMAZING TWO / THREE BEDROOM GROUND FLOOR
FLAT
SOUGHT AFTER MARINE ESTATE LOCATION
STUNNING KITCHEN / DINER WITH BI-FOLDING DOORS
ONTO PRIVATE REAR GARDEN
MODERN BATHROOM
DRIVEWAY PROVIDING OFF STREET PARKING

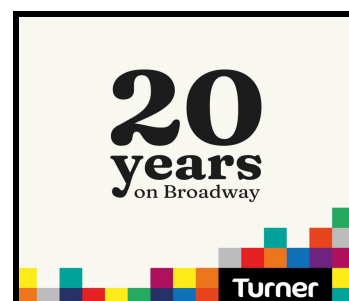
FREEHOLD

NO ONWARD CHAIN
UTILITY ROOM

APPROXIMATELY 65' WEST BACKING GARDEN
VIEWING AN ABSOLUTE MUST

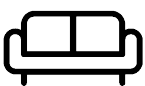
Canvey Road, Leigh-On-Sea

£475,000



WHAT & WHERE - AN ABSOLUTELY INCREDIBLE TWO / THREE BEDROOM FREEHOLD GROUND FLOOR FLAT ON THE SOUGHT AFTER MARINE ESTATE, PRESENTED IN SUPERB CONDITION THROUGHOUT. A STRIKING FEATURE IS THE HUGE KITCHEN / DINER WITH BI-FOLDING DOORS ONTO THE WEST BACKING GARDEN, MEASURING APPROXIMATELY 65'. BENEFITTING FROM A UTILITY ROOM, MODERN BATHROOM AND DRIVEWAY PROVIDING OFF ROAD PARKING. IN CATCHMENT FOR WEST LEIGH JUNIOR SCHOOL, LEIGH NORTH STREET PRIMARY SCHOOL AND JUST A 10 MINUTE WALK TO LEIGH STATION.

WHY - WE FEEL THIS UNIQUE PROPERTY WOULD SUIT A PLETHORA OF POTENTIAL BUYERS, INCLUDING THOSE LOOKING TO DOWNSIZE, COMMUTERS, YOUNG FAMILIES OR A PROFESSIONAL COUPLE.

 3  1  1  D

Council Tax Band : B



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Turner Sales & Lettings



ENTRANCE HALL

3.84m x 3.00m reducing to
1.45m (12'7" x 9'10" reducing
to 4'9")

LOUNGE WITH BAY WINDOW

4.70m x 4.01m into bay
(15'5" x 13'2" into bay)

KITCHEN / DINER

8.38m x 3.28m (27'6" x
10'9")

UTILITY ROOM

1.85m x 0.99m (6'1" x 3'3")

BEDROOM ONE

4.80m x 3.25m (15'9" x
10'8")

BEDROOM TWO

3.25m x 2.16m (10'8" x 7'1")

BEDROOM THREE / OFFICE

4.34m x 2.06m (14'3" x 6'9")

BATHROOM

2.01m x 1.88m (6'7" x 6'2")

WEST BACKING REAR GARDEN

approximately 19.81m
(approximately 65')

DRIVEWAY FOR ONE VEHICLE

NO ONWARD CHAIN

LEASEHOLD DETAILS

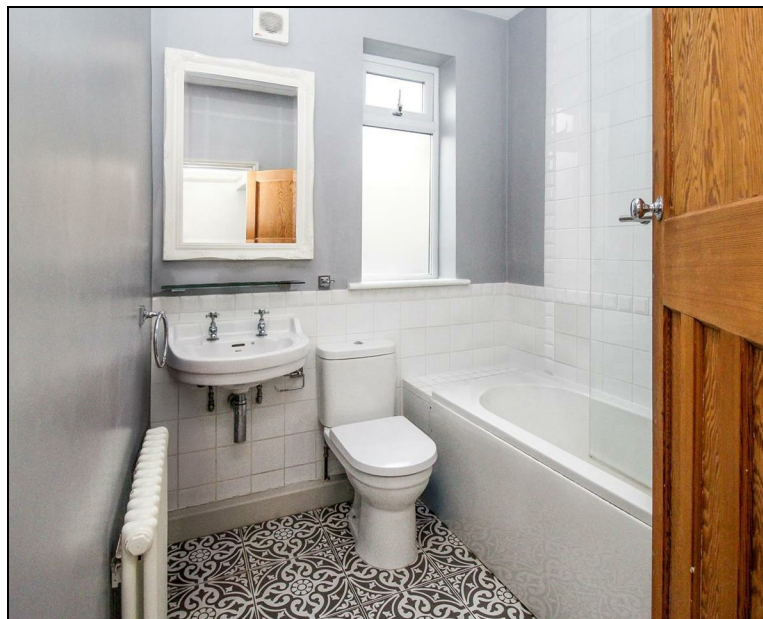
LEASE - 187 YEARS FROM

22.04.1987

GROUND RENT - N/A

THE ABOVE INFORMATION
HAS BEEN SUPPLIED BY THE
SELLER AND NOT VERIFIED BY
A SOLICITOR

AGENTS NOTE
PLEASE NOTE SOME PICTURES
WERE TAKEN BEFORE THE
CURRENT TENANT MOVED IN.



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