



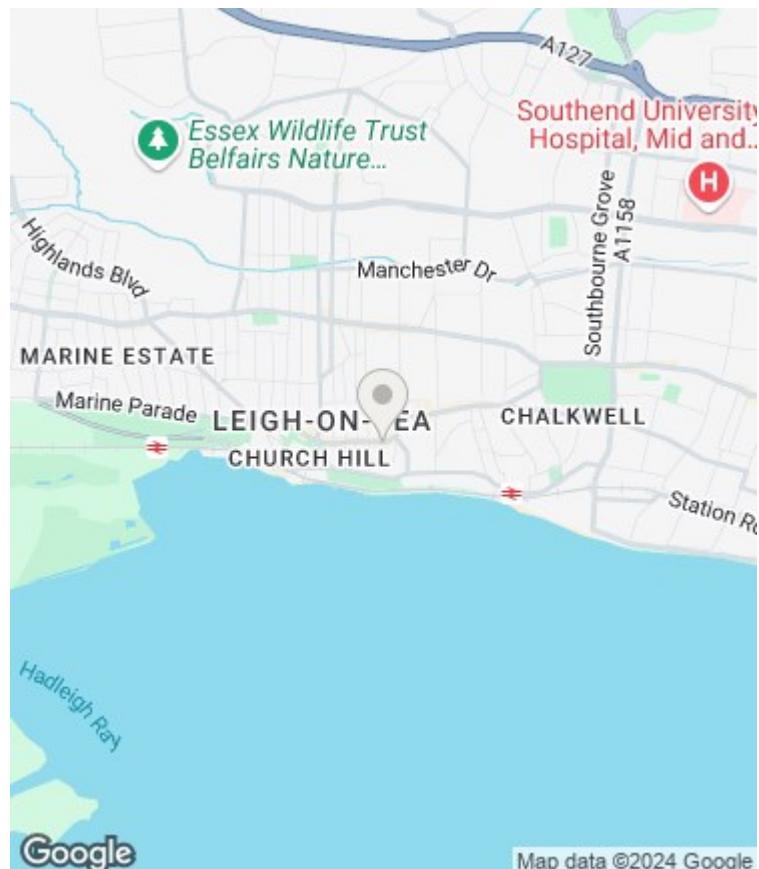
This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

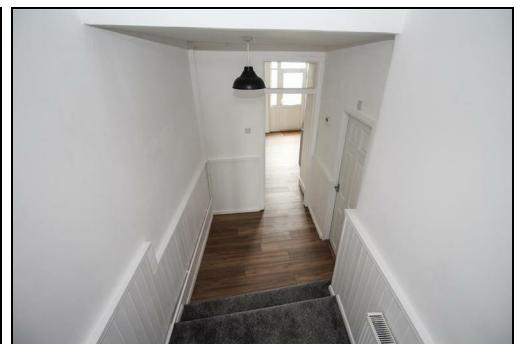
These particulars, whilst believed to be accurate are set out as a general outline only for guideline and do not constitute any part of an offer or contract. Intending purchasers should rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to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



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# Turner



FIRST AND SECOND FLOOR MAISONETTE  
FANTASTIC ESTUARY VIEWS  
THREE BEDROOMS  
REFITTED BATHROOM  
SPACIOUS INNER HALLWAY

LOCATED ON THE BROADWAY  
NO ONWARD CHAIN  
REFITTED KITCHEN / DINER  
REDECORATED THROUGHOUT  
VIEWING AN ABSOLUTE MUST

**Broadway, Leigh-On-Sea**

**£300,000**

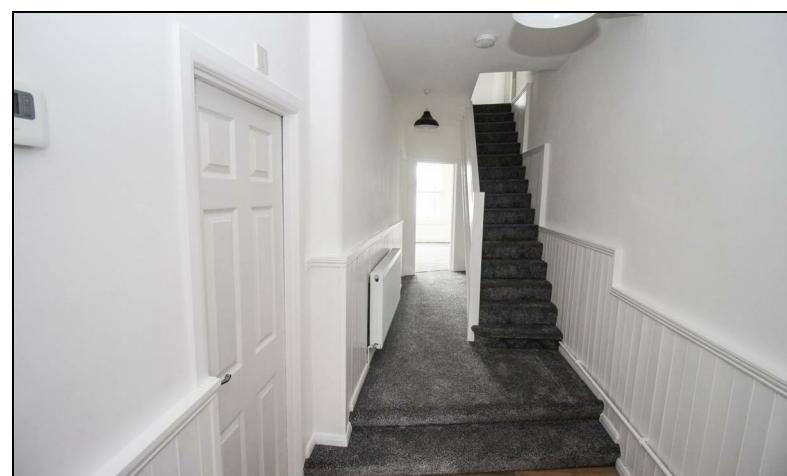
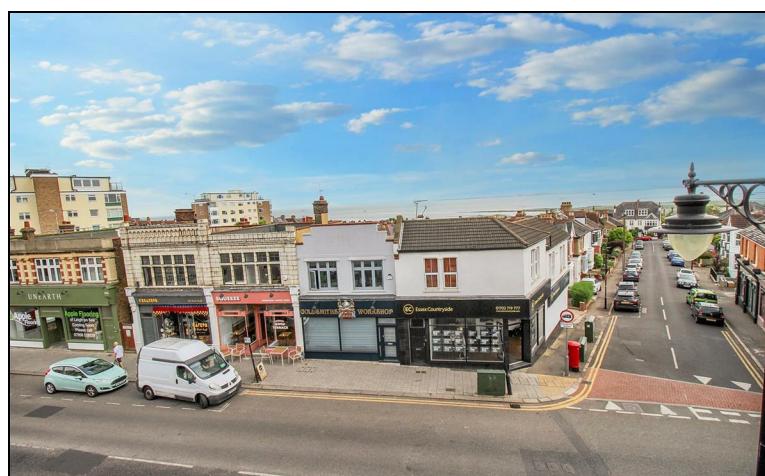
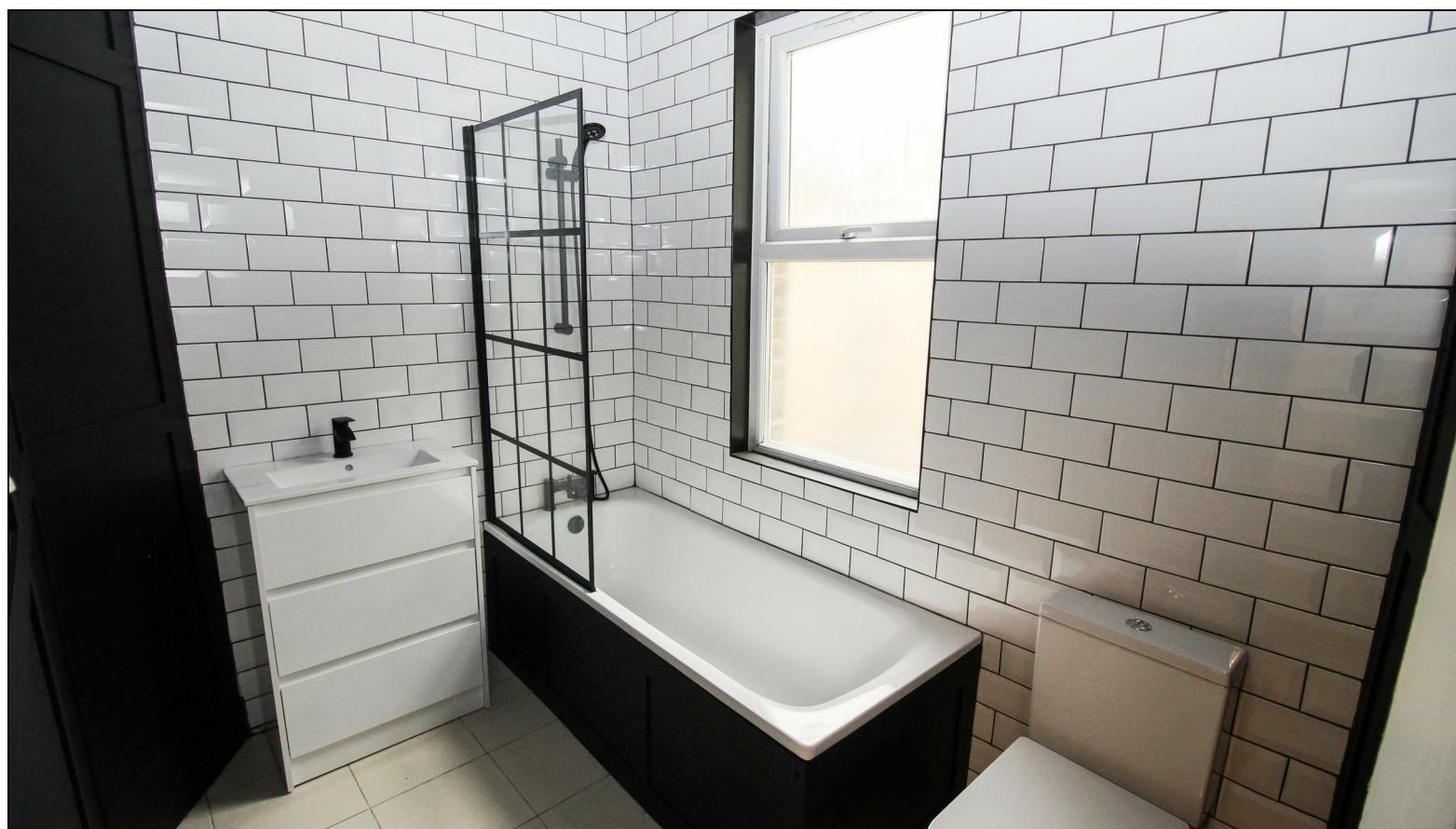
**20  
years**  
on Broadway



FANTASTIC ESTUARY VIEWS, BROADWAY LOCATION AND NO ONWARD CHAIN ARE OFFERED WITH THIS SPACIOUS FIRST AND SECOND FLOOR MAISONETTE. A double glazed entrance door leads into the refitted kitchen/diner, with double glazed window, range of fitted eye and base level units with Granite work surface over incorporating sink unit with mixer tap, built in electric oven with four ring electric hob and extractor fan over, integrated dishwasher, space for washing machine and fridge / freezer, wall mounted combination boiler and smooth ceiling. An exceptionally spacious inner hallway has newly laid carpet, stairs rising to second floor, panelling to walls and cupboard housing gas meter. The refitted bathroom has obscure double glazed window to side, white suite comprising panelled bath with shower screen, vanity wash hand basin, low level W.C., part tiled walls and heated towel rail. Offering fabulous Estuary views, the large lounge has three wooden double glazed sash windows to front, newly laid carpet, feature fire surround and smooth ceiling. Bedroom Two completes the first floor with double glazed window, new carpet, feature fireplace and built in cupboard. On the second floor are two further bedrooms with double glazed windows, new carpet and smooth ceiling. The master bedroom has fitted wardrobes, and bedroom three enjoys absolutely stunning estuary views.



Council Tax Band : A



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**INNER HALLWAY**  
20' x 5' maximum

**LOUNGE**  
15'8" x 13'11"

**FITTED KITCHEN / DINER**  
14'4" reducing to 11' x  
12'1"

**BEDROOM ONE**  
15'7" x 13'2"

**BEDROOM TWO**  
13'5" x 10'1"

**BEDROOM THREE**  
15'9" reducing to 12'2" x  
8'10"

**REFITTED BATHROOM**  
8'6" x 5'8"

**REDECORATED**  
THROUGHOUT

