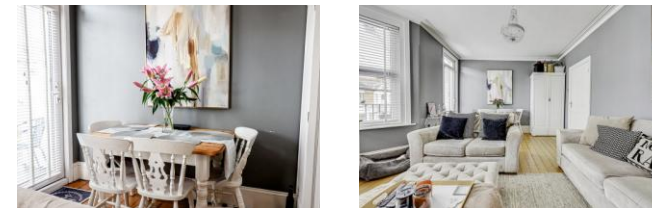


GROUND FLOOR

1ST FLOOR



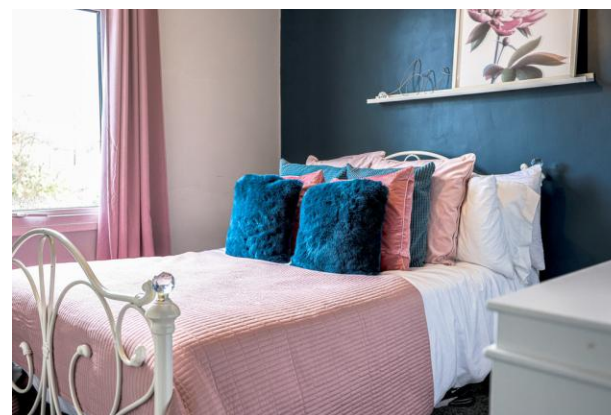
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**6a Alexandra Road, SS9 1QD**  
Offers In Region Of £400,000

Essex Countryside presents this beautiful two bedroom first & second floor flat which is situated in the heart of Leigh-on-sea Broadway. This stunning flat offers good size accommodation throughout. To the first floor there is a good size lounge, kitchen, double bedroom and a bathroom. To the second floor there is master bedroom suite with an ensuite shower room. Outside the property enjoys it's own rear garden which is mainly laid to lawn. Situated on Alexandra Road, directly off the Broadway and within the heart of Leigh-on-Sea, this wonderful home is just a short walk from all amenities which includes nearby seafront, schools and mainline railway station - serving London Fenchurch Street for commuters. Also within immediate proximity is Leigh's fashionable Broadway and its array of bars, cafes, restaurants





**COMMUNAL ENTRANCE** Communal entrance door leading into a communal hallway. wooden strip flooring. Secured entrance door leading into:

years remaining.  
Pepper corn ground rent of £10 per annum.

**ENTRANCE HALL** Stairs rising to the first floor.

**FIRST FLOOR LANDING** With exposed wood strip flooring, radiator, stairs rising to the second floor.

**LOUNGE** 16' 4" x 14' 3" (4.98m x 4.34m) Double glazed bay window to front. UPVC door glazed door leading onto a balcony. Coved ceiling ceiling, power points, TV point. Exposed wood strip flooring.

**KITCHEN** 11' 8" x 10' 2" (3.56m x 3.1m) UPVC double glazed window to rear. Extensive range of fitted units to both base and eye level. Fitted range cooker with stainless steel extractor canopy above. Work tops incorporating 1.25 bowl sink unit with matching drainer. Space & plumbing for washing machine and dishwasher. Space for fridge. Part tiled walls, tiled flooring, power points, coved to ceiling.

**BEDROOM TWO** 11' 6" x 9' 8" > 11'8 (3.51m x 2.95m) Double glazed window to rear aspect, power points, radiator, coved to ceiling.

**BATHROOM** 8' 2" x 6' 6" (2.49m x 1.98m) UPVC double glazed windows to side aspect. White suite comprising of close couple WC, feature circular sink unit, panelled bath with separate shower unit and shower screen, part tiled walls, chrome heated towel rail, inset spot lights.

**SECOND FLOOR LANDING** Built in eaves storage cupboard.

**MASTER BEDROOM SUITE** 16' 5" x 12' 6" (5m x 3.81m) plus 5'5 x 5'6 An absolute gem of a master bedroom suite with high ceilings and feature exposed brickwork to some walls. UPVC double glazed window to side aspect. Feature window to front aspect, power points, TV point, radiator.

**ENSUITE SHOWER ROOM** White suite comprising of single shower cubicle, pedestal wash hand basin, close couple WC, inset spot lights, chrome heated towel rail, part tiled walls, eaves storage cupboard.

**REAR GARDEN** The property enjoys it's own rear garden which is accessed to the side of the property and is mainly laid to lawn, To the immediate rear of the garden there is a shingled area. Fully fenced.

**LEASE INFORMATION** The lease originally 189 years from 1st December 2000. Therefore currently has 166