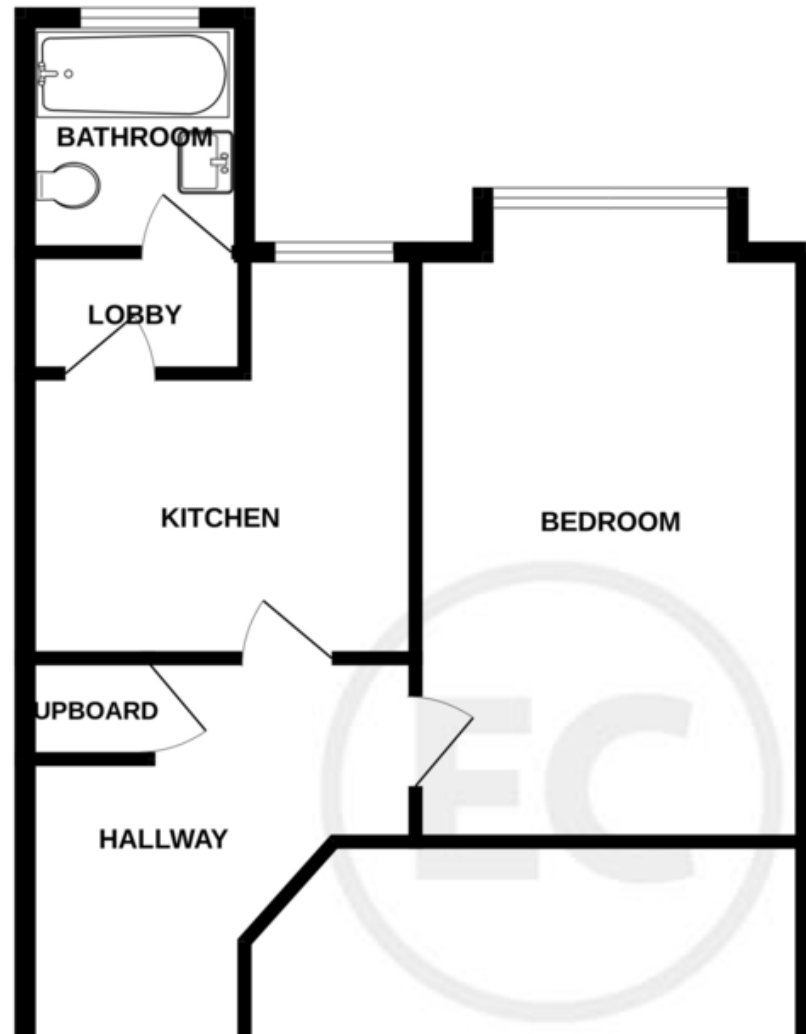
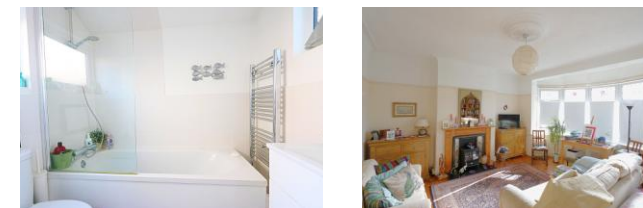


GROUND FLOOR
761 sq.ft. (70.7 sq.m.) approx.



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**42 Dundonald Drive, Leigh On Sea,
Essex, SS9 1NB**
Guide Price £300,000

GUIDE PRICE £300,000 - £325,000
Essex Countryside presents a rare opportunity to own a spacious one-bedroom ground floor flat in the heart of Leigh-on-sea. With the added benefits of full freehold ownership, a private garden, dedicated parking, and a garage, this property stands out as a gem in the market. Whether you're a first-time buyer, a couple, or someone looking to downsize without compromising on comfort, this flat offers the perfect blend of prime location and desirable features for modern living. Don't miss your chance to make this charming property your new home.



- SPACIOUS GROUND FLOOR FLAT
- GOOD SIZE LIVING ACCOMMODATION



COMMUNAL ENTRANCE LOBBY Secured UPVC entrance door leading into lobby.

ENTRANCE HALL 11' 4" x 3' 11" > 6'11 (3.45m x 1.19m) Secured entrance door leading into spacious entrance hall. Radiator, power points, BT point, picture rail, large built in cupboard housing electric meter.

LOUNGE 15' 8" x 16' 10" (4.78m x 5.13m) Double glazed bay window to front with obscure coloured lead lights above, power points, radiator, TV point, wood strip flooring, feature wood surround fireplace with cast iron and tiled inset.

KITCHEN 11' 7" x 10' 10" (3.53m x 3.3m) Double glazed window to rear aspect. Range of fitted units to both base and eye, roll edge work tops incorporating a single drainer sink unit and drainer. Electric oven with four ring electric hob and stainless steel extractor canopy above. Tiled splash back, power points, space for fridge freezer.

LOBBY Half glazed UPVC door leading to side garden. Wall mounted boiler (not tested). Door leading to:

BATHROOM UPVC double glazed window to both side aspects. White suite comprising of pannelled bath with mixer taps and shower attachment over. Vanity sink unit with double cupboard under, low level WC, Chrome heated towel rail, inset spot lights.

BEDROOM 17' 2" x 10' 10" (5.23m x 3.3m) Double glazed bay window to rear aspect, power points, radiator, picture rail, feature cast iron fireplace,

SIDE GARDEN 12' 7" x 36' (3.84m x 10.97m) There is a large side garden which is accessed from side of the property or from the property. Two large sheds to remain and access to a rear garden.

REAR GARDEN The rear garden commences with a patio which leads to a lawn area with established shrub and flower borders. Outside tap. Measures approx. 45'.

FRONT GARDEN To the front of the property there is off road parking leading to a detached garage.

DETACHED GARAGE 19' x 8' 6" (5.79m x 2.59m) With double doors