



- SOUGHT AFTER LOCATION
- TWO DOUBLE BEDROOMS
- OWN WEST FACING REAR GARDEN
- GARAGE

99B Tankerville Drive, Leigh-on-Sea, Essex , SS9 3DB

Offers In Excess Of £300,000

Be quick to view this BRIGHT AND AIRY first floor flat in this SOUGHT AFTER LOCATION close to Bonchurch Park. Offering TWO DOUBLE BEDROOMS and the added advantage of its own WEST BACKING rear garden and garage in a block at the rear.



Property Description

ENTRANCE HALL

Double glazed entrance door with a glazed inset leads to the entrance hall which has stairs to the first floor landing. Double radiator. Access to the loft via a loft ladder. Large storage cupboard with space for a fridge freezer. Further storage cupboard.

LOUNGE/DINER

This attractive room has a double glazed window to the front aspect. Radiator. Coving.

KITCHEN

Fitted with a range of units at eye and base level with work surfaces over. One and a half bowl single drainer stainless steel sink unit with a mixer tap over. Space and plumbing for a washing machine. Four ring gas hob with and extractor cooker hood over and a built under oven. Double glazed window to the front. Double radiator. Gas fired combi central heating boiler. Inset ceiling spotlights.

BEDROOM ONE

Double glazed window to the rear. Radiator. Wood effect flooring. Coving.

BEDROOM TWO

Double glazed window to the rear. Radiator. Wood effect flooring.

BATHROOM

With a white 3 piece suite comprising a low level wc vanity hand wash basin with drawers under and a panelled bath with a mixer tap and shower attachment and screen. Obscure double glazed window to the side. Inset ceiling spotlights. Heated towel rail. Wood effect flooring. Half tiled to visible





walls and fully tiled to the bath area.

GARAGE

In a block at the rear with an up and over door.

REAR GARDEN

This west backing rear garden is adjacent to the garage.

GENERAL

Tenure Share of the freehold. 999 year lease from 2019.

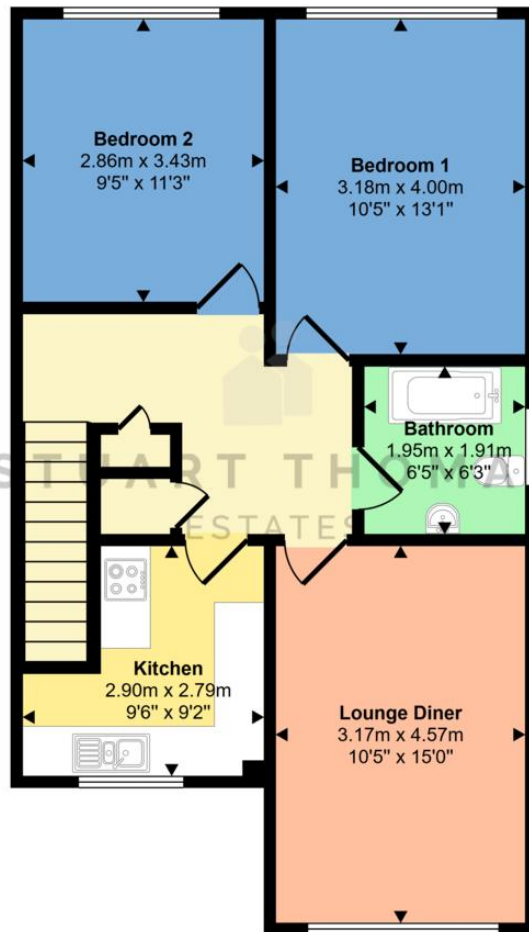
Southend on Sea City Council

Council Tax Band B

The vendor informs us they pay a nominal service charge of £50 per month.



Approx Gross Internal Area
62 sq m / 664 sq ft



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements