



HAIR & SON
THE ESTATE OFFICE

Leigh Heath Court

Leigh-on-Sea

- Ground floor two bedroom flat
- No onward chain and long lease
- Direct access to communal garden
- Popular Marine Estate block

£189,950 Leasehold

Two bedroom ground floor flat situated in this popular art deco style purpose built block on the edge of the Marine Estate with direct access to South backing communal garden area. With neutral decor, long lease and no onward chain this is an ideal buy to let investment or first home.





Leigh Heath Court is a popular art deco style purpose built block on the edge of the sought after Marine Estate and therefore convenient for local shops plus bus routes serving the surrounding borough and ideally placed for Leigh-on-Sea railway station which is less than a mile away.

The flat on offer is situated on the ground floor accessed by an entry phone system and own entrance door leading to the hall with useful storage cupboards and doors off to all rooms. The lounge has the advantage of a double glazed door directly out to the South backing communal rear garden, perfect for those who like to have some outside space and the kitchen features white fitted base and wall units with space and plumbing for washing machine.



The flat has two bedrooms, one of which has built-in cupboards, both with bay windows giving a light and airy feel and the bathroom comprises of a white suite of panelled bath, WC and wash hand basin with partly tiled walls.

Double glazed and gas centrally heated this neutrally decorated flat is ready for someone to make their mark on it or ideal for that buy to let investment you've been waiting for and with the added benefit of being offered with no onward chain we would urge you to take a look!

ENTRANCE HALL

LOUNGE

14' 5" x 11' 9" (4.39m x 3.58m)

MAIN BEDROOM

14' 5" into rear bay x 11' 3" (4.39m x 3.43m)



BEDROOM TWO

8' 6" x 11' 10" (2.59m x 3.61m) into bay.

KITCHEN

6' 0" x 8' 8" (1.83m x 2.64m) overall measurements.

BATHROOM

COMMUNAL GARDENS



AGENTS NOTE

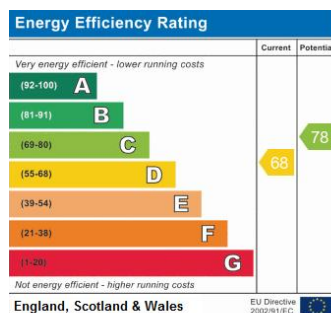
199 Year Lease from 25/03/75
Ground Rent £25.00 per annum

VIEWING BY APPOINTMENT WITH HAIR & SON.

These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.

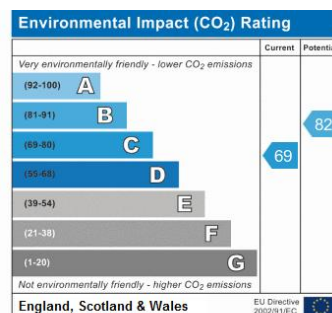


Ground Floor



England, Scotland & Wales

EU Directive
2002/91/EC



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t. 01702 47 00 66

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Residential Sales
1528 London Road
Leigh-On-Sea
Essex SS9 2QH

