A charming ground floor character flat with own good size West backing rear garden, affording deceptively spacious living accommodation, whilst being situated in this extremely sought after established road in the Leigh Cliff conservation area South of Leigh Broadway, within close walking distance of Broadway shops, cafés, bars, Chalkwell station, Leigh Old Town and Beach. The property is of an interesting design which includes a double bedroom, lounge and dining area with distant sea views, fitted kitchen and very spacious family bathroom. Early viewing advised. Rare Opportunity.

Call to arrange your viewing today
01702 710555
Main Features

- Leigh Cliff Conservation Area
- Sought After Location
- South Of Leigh Broadway
- Walking distance Of Station
- Own Good Size Rear Garden
- Double Bedroom
- Lounge and Dining Area With Distant Sea Views
- Large Family Bathroom
- Rare Opportunity

Accommodation Comprises


Entrance Hall
Understairs storage cupboard. Radiator.

Lounge 16' into bay x 11'7 (4.88m into bay x 3.53m)
Coved cornice. Dado rail. Deep bay window to front with distant sea views. Feature fireplace with tiled inset and raised hearth. Fitted shelves and storage cupboards to alcoves. Double radiator.

Kitchen 12' + recess x 11'2 (3.66m +recess x 3.40m)
Coved cornice. Range of fitted base and eye level wall cupboards with black worktops and tiled surround comprising kitchen island unit with inset stainless steel bowl and a half sink unit incorporating integrated washing machine and dishwasher with cupboard and drawers under. Adjoining worktop surface incorporating built in oven, hob and extractor above (Appliances Not Tested). Range of eye level wall cupboards with pelmet lighting. Open archway to Dining area.

Dining Area 26'4 x 4'9 (8.03m x 1.45m)
Upvc double glazed windows to side and rear aspects with distant sea views. Radiator. Door to garden.

Double Bedroom 11’1 x 10’10 (3.38m x 3.30m)
Two built in wardrobes with cupboards above. Double radiator. Double glazed french doors to rear.

Spacious Family Bathroom 10’5 max<9’7 x 9’10 (3.18m max<9’7 x 3.00m)

Exterior
Delightful good size low maintenance West backing rear garden comprising, raised enclosed sun balcony with steps down to mainly decked garden area arranged on three levels with raised paved seating/container display. Pebble area with inset sleepers and various established evergreens and shrubs. Water feature. Large summer house with light and power. Cold water tap. External power. Side gate.

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