



LEIGHTON AVENUE, LEIGH ON SEA  
£280,000 SHARE OF FREEHOLD

## CHARMING PERIOD GROUND FLOOR ONE BEDROOM MAISONNETTE WITH GARDEN

Leigh On Sea | 01702 470625 | leighonsea@winkworth.co.uk

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)



**DESCRIPTION:**

Charming and conveniently located one-bedroom ground floor maisonette South of the London Road. Boasting one spacious bedroom, this well-maintained property is ideal for first-time buyers or investors looking for a solid rental opportunity.

Bright and airy throughout, the maisonette offers a comfortable living space with a garden perfect for relaxing or entertaining.

Situated in a sought-after area, being just a short stroll from local amenities which includes nearby seafront, parks and mainline railway station - serving London Fenchurch Street for commuters. Also, within walking distance is Leigh's fashionable Broadway and its array of bars, cafes,

restaurants and popular boutiques.

The property is being offered with no onward chain and we would strongly advise an internal viewing.

**Accommodation**

Own Entrance door to: -

Lounge: - 15'6 x 14'8. Large bay window to front with further window to side. Feature fire place, radiator, coving to ceiling and picture rail.

Inner hallway to: -

Kitchen: - 10'6 x 6'4. Window to side. Range of working surfaces with base units below, wall mounted units and shelf, stainless Steele sink unit and space for kitchen appliances.

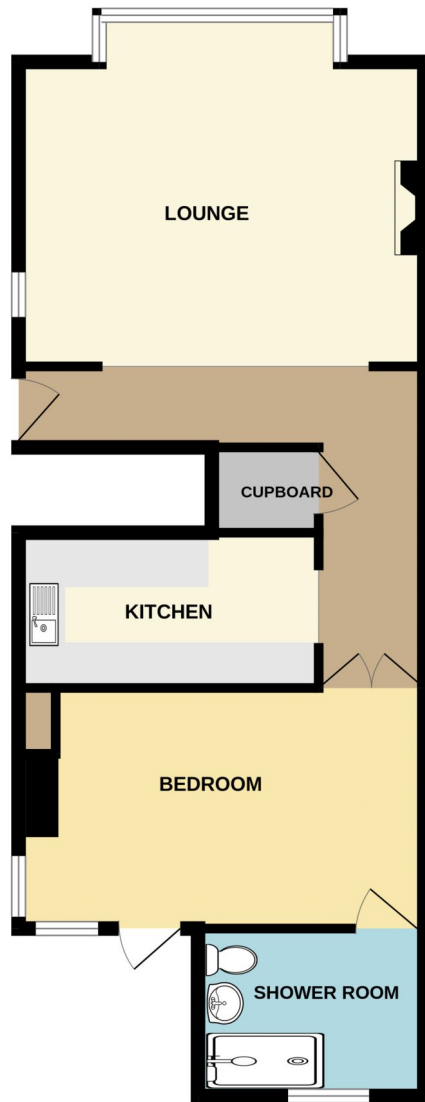
Bedroom: - 14'9 max x10. Windows to rear and side and door to rear. Coving to ceiling and picture rail.

Shower Room: - 6'9 x 5'9. Obscure window to rear. White modern suite comprising of a walk-in shower with glass wall. low level wc and wash hand basin. Part tiling to walls and radiator.

Rear Garden: - East backing.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Tenure:** Share of Freehold

**Council Tax Band:** A

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Leigh On Sea | 01702 470625 | leighonseaw@winkworth.co.uk

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.