



## Highlands Boulevard

Leigh-on-Sea

- SHARE OF FREEHOLD
- TWO DOUBLE BEDROOMS
- GARAGE TO REAR
- CLOSE TO BELFAIRS WOODS & GOLF COURSE



## Guide Price £295,000

Two double bedroom first floor maisonette with its own entrance and share of freehold. Large living room, gas central heating & double glazing. Just minutes walk to Belfair's woods and golf course and local shops. Only four flats in the small block.





#### **AGENTS NOTES**

Located in a very desirable location so close to Belfair's woods and golf course and also convenient for access to local shops and bus routes.

This two double bedroom first floor maisonette has its own entrance door and forms part of a small block of four flats with a share of the freehold included as well as its own garden to the rear.

#### **LANDING**

The maisonette has its own front door with stairs leading up to the landing where there is access to the insulated and part boarded loft with a pull down ladder.

Within the loft is a modern combination gas boiler.

#### **LIVING ROOM**

18' 7" x 18' 8" (5.66m x 5.69m) Splendid size with dial aspect double glazed windows to the front, radiators and a section set up for a dining room table.



### **KITCHEN**

7' 6" x 5' 9" (2.29m x 1.75m) Fitted cupboards and sink with work tops to three walls. Double glazed window to the side.

### **BATHROOM**

Fitted panelled bath, wash basin and W.C. Radiator and double glazed window to the side.

### **BEDROOM**

17' 6" x 9' 2" (5.33m x 2.79m) Great size main double bedroom with fitted wardrobe cupboards. Radiator and double glazed window to the rear.



### **BEDROOM**

11' 7" x 8' 10" (3.53m x 2.69m) Very good size second bedroom. Radiator and double glazed window to the rear.

### **GARAGE**

Situated in a block to the rear with side access off Highlands Boulevard.

### **GARDEN**

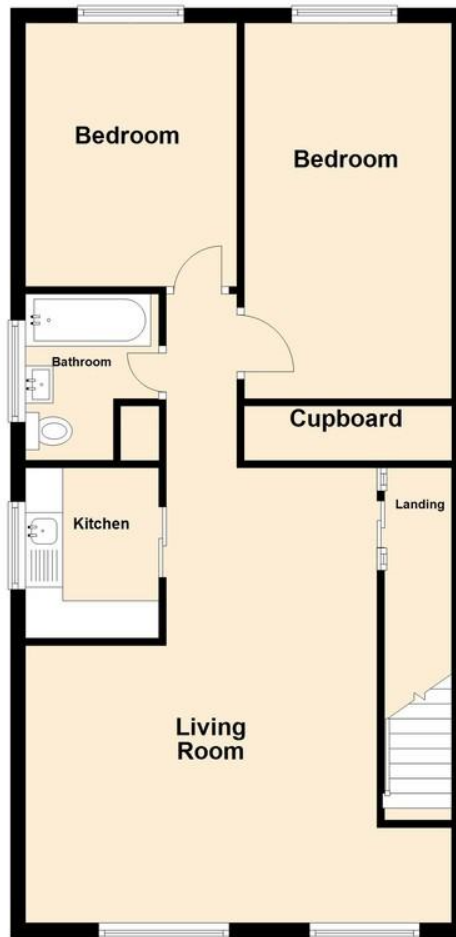
The maisonette has its own garden area.



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.

## First Floor

Approx. 68.9 sq. metres (742.0 sq. feet)



Total area: approx. 68.9 sq. metres (742.0 sq. feet)

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