



STUART THOMAS  
ESTATES



- CHARACTER MAISONETTE WELL APPOINTED THROUGHOUT
- SPACIOUS ACCOMMODATION
- GOOD SIZED MASTER BEDROOM
- MODERN KITCHEN WITH BREAKFAST BAR

60a Dundonald Drive, Leigh-on-Sea, Essex, SS9 1NB

Guide Price £325,000

Guide Price £325,000 to £350,000 Fabulous character 2 bedroom first floor maisonette with its own private rear garden located in a popular turning in Leigh on Sea within easy walking distance of the shops, bars and cafes. The flat itself is spacious with a larger than average master bedroom and good sized living room. Viewing essential.



## Property Description

### GENERAL

Fabulous character 2 bedroom first floor maisonette with its own private rear garden located in a popular turning in Leigh on Sea within easy walking distance of the shops, bars and cafes. The flat itself is spacious with a larger than average master bedroom and good sized living room.

### HALL

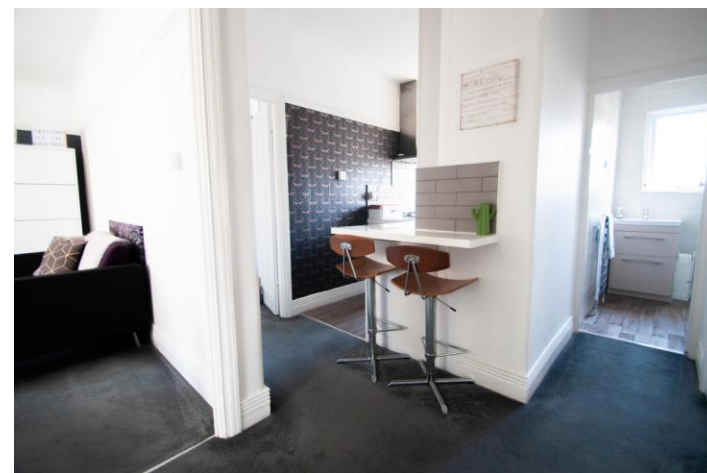
Entrance via your own front door with stairs to the first floor where you will find a spacious hallway with a utility cupboard with plumbing for a washing machine and space for tumble drier. The cupboard is also large enough to use as storage and has a double glazed window to the side with obscure glass and is carpeted. Access to the loft which is partially boarded via a pull down loft ladder. Double glazed window to the side with obscure glass. Smooth plastered ceiling with coving. Carpet.

### LOUNGE

16' 10 into the bay" x 14' 00" (5.13m x 4.27m) A lovely bright lounge with a bow bay double glazed window to the front with stained glass leadlight inserts. Fireplace with coal effect electric fire. Radiator. Picture rail. Carpet.

### KITCHEN

10' 10" x 6' 05" (3.3m x 1.96m) The kitchen comprises a range of modern soft grey base and eye level units with quartz effect work surface over and single sink drainer. Gas hob with stainless steel chimney extractor fan over. Tiled splash back. Cupboard housing combi boiler. Integrated Neff electric oven with Neff microwave over. Integrated fridge freezer. Double glazed window to the rear. Wood effect vinyl flooring. The kitchen has also been cleverly extended to incorporate a breakfast bar.





#### BEDROOM ONE

16' 11" x 10' 04" (5.16m x 3.15m) The master bedroom offers a range of floor to ceiling modern fitted wardrobes with sliding doors in matt white. Due to the size of the bedroom there is plenty of space to accommodate a dressing table if required. Double glazed window to rear. Carpet.

#### BEDROOM TWO

8' 10" x 8' 05" (2.69m x 2.57m) The second bedroom has a fitted cupboard for storage. Attractive oriel bay double glazed window to the front. Picture rail. Radiator Carpet.



#### SHOWER ROOM

Fitted with a hand wash basin into a modern vanity unit with a close coupled WC and a good sized shower cubicle with rain water shower head and additional shower attachment, the shower room is tiled to all visible walls. Chrome heated towel rail. Double glazed window to the rear with obscure glass. Wood effect vinyl flooring.

#### FRONT GARDEN

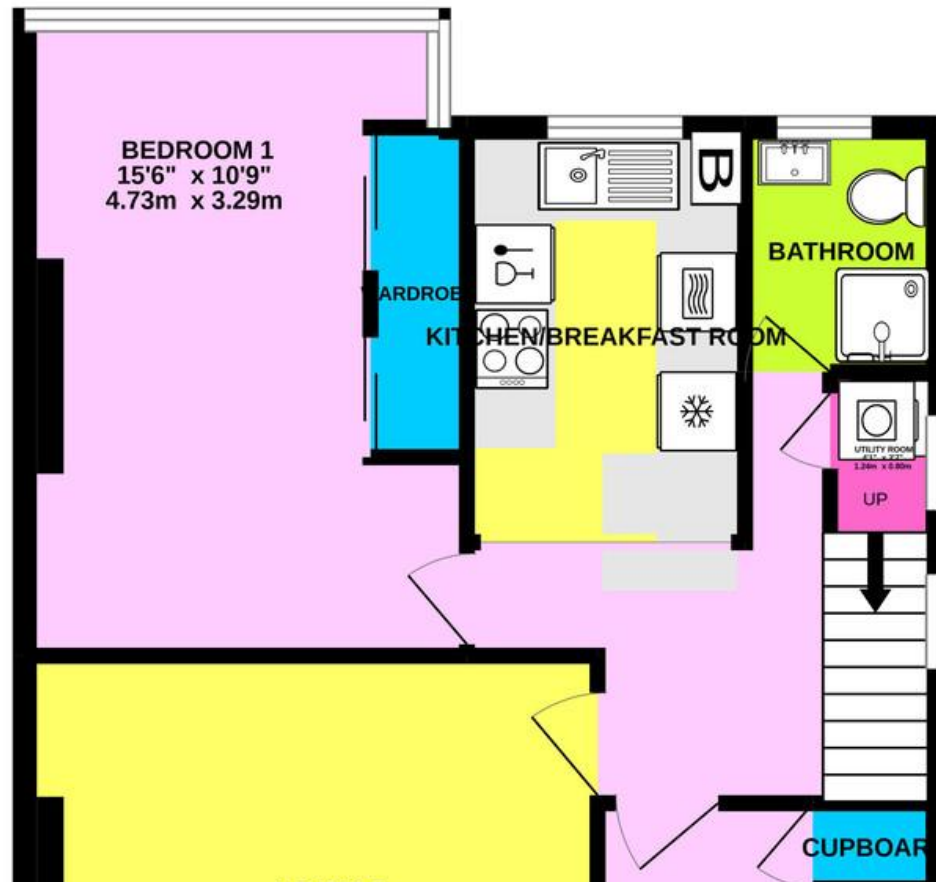
The maisonette has its own section of the front garden with access to the rear garden to the side of the property.

#### REAR GARDEN

The garden commences with a lawned area with a decking and hard standing area to the rear of the garden. The garden has been designed to make the most of outside living with plenty of space to accommodate sitting and eating areas as well as space for a hot tub and BBQ and provides a tranquil space to enjoy and entertain in during the Summer months. Shed to remain.

#### COUNCIL TAX BAND

GROUND FLOOR  
613 sq.ft. (56.9 sq.m.) approx.



Southend City Council

Band B

TENURE

Leasehold

We are advised by the vendor there are 152 years remaining on the lease.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   c
55-68	D	67   d	
39-54	E		
21-38	F		

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