



FOR SALE

**Nelson Road,
Leigh-On-Sea SS9 3HX**

Guide Price £260,000 Leasehold Council Tax Band - B 656.00 sq ft

- First Floor Two Bedroom Apartment
- Spacious Throughout
- Long Lease Remaining
- Fitted Kitchen With Integrated Appliances
- Three Piece Bathroom Suite
- Two Double Bedrooms
- Communal Gardens To The Rear
- Stones Throw From London Road
- Walking Distance To Chalkwell Station
- Modern Throughout

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

appointmoor

Description

****GUIDE PRICE £260,000 - £280,000****

We are pleased to bring to market Nelson Road, a beautifully modern two bedroom first floor apartment located in the heart of Leigh On Sea. Offering two double bedrooms, fitted kitchen with integrated appliances, spacious lounge and a three piece bathroom, you have ample space throughout.

You also have the added additions of a

communal garden to the rear and first come first serve parking. If you regularly commute into London you are in luck as Chalkwell Station is a short walk away, which takes you directly into London Fenchurch Street.

Located just off London Road, you are within a fantastic area for a range of local amenities, cafes and restaurants perfect for socialising. School catchments are also brilliant being Chalkwell Infants/Juniors and Belfair's Academy.

Entrance Hall

Wood door to entrance, carpet flooring, pendant lighting.

Lounge

16'4 x 14'0 (4.98m x 4.27m)

Carpet flooring, double glazed bay window to front aspect, radiator, coving to ceiling, ceiling mounted lighting.

Kitchen

9'2 x 9'0 (2.79m x 2.74m)

Wooden flooring, double glazed window to front aspect, base & wall units, rolltop work surface incorporating stainless steel sink & drainer, 4 point gas hob with extractor over, integrated oven, integrated fridge/freezer, space & plumbing for washing machine, spotlight lighting.

Bedroom 1

13'0 x 9'2 (3.96m x 2.79m)

Carpet flooring, radiator, double glazed window to rear aspect, ceiling mounted lighting.

Bathroom

9'4 x 4'2 (2.84m x 1.27m)

Wooden flooring, heated towel rail, tiled walls, panelled bath with shower system over, hand basin, W/C, extractor, spotlight lighting.

Bedroom 2

9'2 x 7'4 (2.79m x 2.24m)

Carpet flooring, radiator, double glazed window to rear aspect, ceiling mounted lighting.

Communal Gardens

Communal gardens to the rear.

Front Of Property & Parking

Communal entrance door, first come first serve parking.

Tenure

Leasehold

152 years remaining on the lease.

Service Charge -

Ground Rent -

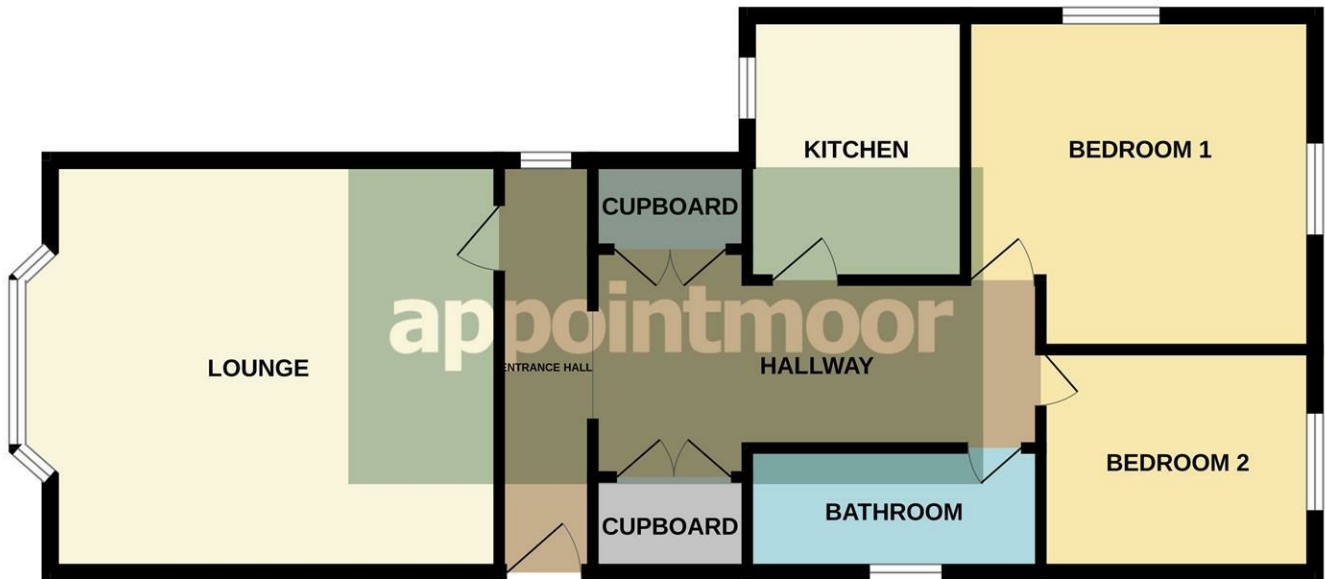
School Catchment

Chalkwell Hall Junior School

Belfairs Academy



FIRST 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.
Made with Metropix ©2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

AGENTS NOTES: Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars.

VIEWINGS: BY APPOINTMOOR ESTATES ONLY

appointmoor

Appointmoor Sales 72 The Ridgeway,
Chalkwell, Westcliff-on-Sea, Essex, SS0 8NU
T. 01702 719966 W. appointmoor.co.uk



facebook.com/appointmoor



Instagram.com/appointmoor_estate_agents



twitter.com/appointmoor



linkedin.com/company/appointmoor