



* £280,000- £300,000 * PRIVATE GARDEN * SHARE OF FREEHOLD * WALK TO CHALKWELL STATION * LEIGH BROADWAY LOCATION * This charming first-floor flat offers a share of the freehold, a private garden and a fantastic location just off the Broadway and Leigh Road. Internally, there is a bright kitchen and an open landing space with enough room for a workstation, a characterful bay-fronted lounge-diner with a log-burning stove, a double bedroom with bespoke wardrobes and a traditionally styled three-piece bathroom. While externally, there is a private garden with planting for a high level of privacy, a short walk to Chalkwell Station for London commuters and all the shops and restaurants on Leigh Broadway are just seconds away! Leigh North Street and Belfairs Academy are within the school catchment area and there are amenities and bus links nearby too. This flat is a must-view!

- Share of freehold
- Central Leigh / Broadway position
- Bespoke built-in wardrobes
- Traditionally styled three-piece bathroom
- Desk space on landing
- Private rear garden
- Short walk to Chalkwell Station
- Large bay-fronted reception room
- Tonnes of period character throughout
- Loft space

Leigham Court Drive

Leigh-on-Sea

£280,000

Price Guide



Leigham Court Drive



Frontage

Garden wall with wrought-iron gate and pathway leading to communal entrance door.

Communal Entrance

Further private doorway leading to private entrance hall.

Private Entrance Hallway

Ground floor entrance hallway with radiator and enough space for coat hooks, stairwell lighting, carpeted staircase rising to first floor.

Lounge-Diner

16'1" × 14'0"

Beautiful bay-fronted sash windows as well as a secondary front aspect window, feature fireplace with exposed brickwork, tiled half and log burning stove, radiator, coving, skirting, original wooden floorboards.

Double Bedroom

11'6" × 10'7"

Sash window to side aspect, two built-in wardrobes, original cornice, radiator, skirting, original floorboards.

Three-Piece Bathroom

9'4" × 7'2"

Obscured sash window to rear aspect, traditionally styled freestanding bath with chrome mixer tap and shower attachment, low-level w/c, pedestal wash basin with chrome taps, column radiator with chrome towel rail, wall-mounted alcove mirror, wall cladding, skirting, original wooden floorboards.

Kitchen

11'6" × 9'2" m

One sash window to side aspect as well as a secondary window to side aspect, stained glass fanlight window over doorway, unique wooden kitchen units with wooden worktops, butler sink with traditional chrome mixer tap, space for appliances, skirting, original wooden floorboards.

Landing with Office Area

12'3" × 5'0"

Loft access, workstation, skirting, original wooden floorboards.

Private Rear Garden

Lockable/secure gated side access via Pall Mall, mature planting for a high level of privacy with small patio for seating and a shingle area.

Agents Notes:

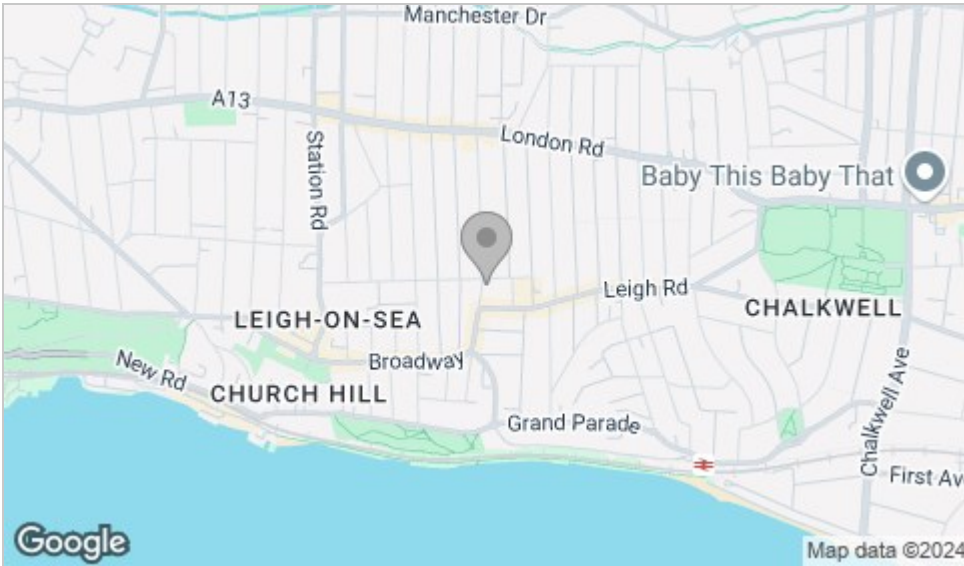
New boiler in 2023



Floor Plan



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

