



LEIGH ROAD

LEIGH-ON-SEA, SS9 1BX

GUIDE PRICE £220,000
LEASEHOLD

** GROUND FLOOR FLAT WITH LARGE DOUBLE BEDROOM IS WITHIN MOMENTS OF LEIGH BROADWAY & MAJOR C2C RAIL LINKS - SECURE ALLOCATED PARKING SPACE - GUIDE PRICE £220,000 - £230,000 **

RP&C.
RICKY, PLANT & CHEN-PORTER

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- Moments from Leigh Broadway • Ground floor flat • Large double bedroom • Spacious lounge/diner • Modern fitted kitchen • Bathroom/w.c • Secure allocated parking space • Close to major c2c rail links & seafront • Long lease 118 years remaining • Superb first time or investment buy



Stylish Ground Floor Apartment in the Heart of Leigh-on-Sea

Offered for sale by RP&C Estate Agents, this superb ground floor flat presents an ideal opportunity for first-time buyers or downsizers seeking a well-connected home in one of Leigh-on-Sea's most desirable locations.

The property features a bright and spacious lounge, perfect for relaxing or entertaining friends, complemented by a well-equipped modern kitchen. The light-filled bedroom offers generous proportions, while the contemporary bathroom is tastefully appointed.

Externally, the home benefits from allocated parking, providing added convenience.

Ideally positioned within walking distance of Leigh Broadway, with its array of shops, bars, cafés, and restaurants, and within easy reach of Chalkwell Station for direct links to London, this property offers the perfect balance of lifestyle and practicality.

With everything you need on your doorstep, this is an exceptional chance to secure your place in one of the area's most vibrant coastal communities.

Entrance

Lounge

Kitchen

Fitted with an attractive range of contemporary wall and base units complemented by coordinating work surfaces incorporating a stainless steel sink and drainer with mixer tap. Integrated electric oven and hob with extractor hood over, with further space provided for a fridge/freezer and washing machine. The room features laminate flooring, part-tiled walls, coved cornicing to ceiling with inset spotlights, and a double-glazed window to the rear aspect.

Double Bedroom

Bathroom

Fitted with a modern three-piece suite comprising a panelled bath with mixer tap and handheld shower attachment, pedestal wash hand basin, and low-level WC. The room features part-tiled walls, laminate flooring, and a heated towel rail, complemented by a double-glazed obscure window to the front providing natural light and privacy.

Parking Space

There is one allocated parking space with the flat.

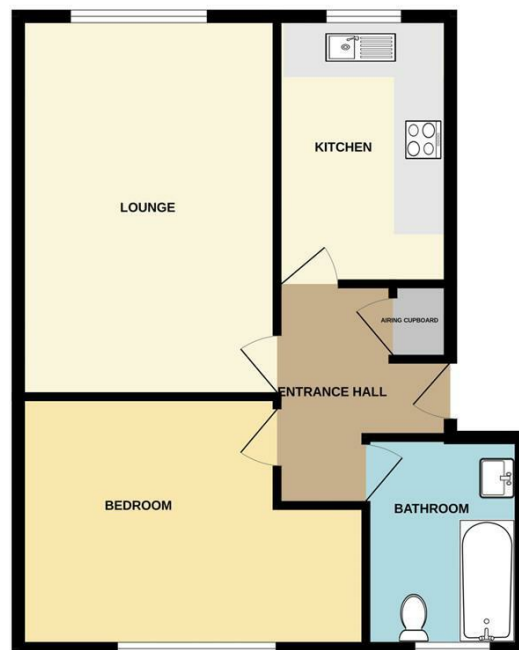
Agents Note

118 year lease - £150 Ground rent per annum.

LEIGH ROAD



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.
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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	

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