



130 Leigham Court Drive

# 130 Leigham Court Drive Leigh-on-Sea Essex SS9 1PU

Home Estate Agents are delighted to offer for sale this superb three bedroom first floor apartment located in the heart of Leigh-on-Sea. This spacious property benefits from generous accommodation which includes an open-plan kitchen/diner, bay-fronted lounge and also benefits from direct access to its own private rear garden.

The accommodation comprises; ground floor entrance hall with stairs leading to first floor landing, lounge, dining room with opening to kitchen, inner lobby, bathroom and three bedrooms. Externally, this lovely first floor flat provides direct access to its own well presented private rear garden.

The property is served by gas central heating and offers mostly replacement double glazing with two original leaded light windows where mentioned.



Situated in Leigham Court Drive in Leigh-on-Sea, this ideal first purchase is within a short stroll of the nearby seafront and mainline railway station - serving London Fenchurch Street for commuters. Also within close proximity is Leigh's fashionable Broadway and its array of bars, cafés, restaurants and popular boutiques.

With a long lease and approximately 721 sq ft, we strongly recommend internal viewings to appreciate this wonderful home.

## Entrance Hall

Private door to front with opaque window, ceiling light, fitted carpet, stairs rising to first floor.

## First Floor Landing

Fitted carpet, built in storage, picture rail, ceiling light, loft access. Doors into:

## Lounge 14'9 into Bay x 11'2

Fitted carpet, picture rail, ceiling rose with light, double glazed boxed bay window to front with fitted blinds, original lead light window to side, TV and telephone points, radiator.



### Kitchen/Diner 21'5 x 8'11

#### Kitchen Area

Wooden flooring, part tiled walls, shelving, down lights, double glazed window to side, base, drawer and cupboard units with laminate worksurfaces and matching eye level wall cabinets including cupboard housing boiler, integrated oven with four ring electric hob with extractor over, washing machine and sink with drainer and taps. Open to:

#### Dining Area

Integrated fridge and freezer, down lights, fitted carpet, radiator, picture rail, double glazed window to side.



#### Lobby

Fitted carpet, down light, loft access, picture rail, door leading to bathroom

#### Bathroom

Tiled flooring and walls, ceiling light, double glazed opaque window to side, bath with taps and shower over, wash hand basin with mixer tap and vanity unit, WC, heated towel rail.

#### Bedroom One 12'3 x 8'6

Fitted carpet, radiator, ceiling rose with light, original lead light window to side, double glazed window to rear.

#### Bedroom Two 8'11 x 8'9 Max x 7'5 Min

Fitted carpet, radiator, picture rail, ceiling rose with light, wardrobes, double glazed window to rear and double glazed door leading down to the garden.

#### Bedroom Three 9'7 into Bay x 6'4

Fitted carpet, radiator, picture rail, ceiling light, double glazed bay window to front.

#### Externally

#### Rear Garden

Private rear garden with direct access from the property with stones, artificial lawn, shrubs, slate with seating area, storage, side access.



### Lease Information

Lease: 118 years remaining

Ground Rent: £250 Per Annum

Service Charge: £0

Building Insurance: approx £250 Per Annum

Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.





Price £365,000 Leasehold

HOME - The Estate Agent of Leigh  
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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

HP1222 Printed by Ravensworth 01670 713330