



44a Leigham Court Drive

44a Leigham Court Drive Leigh-On-Sea Essex SS9 1PU

Home Estate Agents are proud to bring to market this charming first-floor flat located on Leigham Court Drive, Leigh-On-Sea. This delightful property boasts a modern interior with a cosy lounge with a brick built fireplace, perfect for relaxing or entertaining guests. With two bedrooms, there is ample space for a small family, guests, or even a home office.

Situated in a sought-after location, close to Leigh Broadway, this flat offers a convenient and comfortable lifestyle. Whether you're looking to downsize, purchase your first home, or invest in a rental property, this flat is sure to meet your needs. Don't miss out on the chance to make this lovely flat your new home!



Entrance

Own entrance door leading to:

Hallway

Fitted carpet, stairs leading to the first floor landing.

First Floor Landing

Fitted carpet, wall mounted light, radiator, skirting. Doors to:

Lounge 16'1 x 11'1

Wood effect flooring, double glazed bay window to front, coved cornice, spotlight and ceiling light, picture rail, radiator, skirting, feature exposed brick chimney breast.

Kitchen 10'0 x 9'0

Wood effect flooring, double glazed window to rear, laminate rolled edge worksurfaces with a range of wall and base units, stainless steel sink with mixer tap and drainer, integrated oven and gas hob with extractor over, space for fridge freezer, skirting, radiator, spotlights.

Bedroom One 11'1 x 11'0

Fitted carpet, Double glazed window to rear, ceiling light, picture rail, upright radiator.



Externally

Rear Garden

Portioned rear garden accessed via shared access at the rear, decked seating area with remainder laid to lawn, shed for storage.

Lease Information

Share Of Freehold

Lease: 999 years remaining

Ground Rent: £0

Service Charge: £0

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



Bedroom Two 8'1 x 7'0

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

Bathroom

Four piece bathroom suite (sink, toilet, bath, shower), obscured double glazed window to rear aspect, tiled floor and walls, radiator, extractor fan, spot light lighting.



Price: £285,000 Share Of Freehold

HOME - The Estate Agent of Leigh
The Old Bank, 26 Broadway, Leigh on Sea, Essex SS9 1AW. Tel: 01702 480033

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