

home.

PRICE GUIDE

**£270,000**

Leigh Road, Leigh-On-Sea



# Flat 29 Southside Leigh Road, Leigh-On-Sea, Essex, SS9 1DL

  
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\*\*\* Guide Price £270,000 - £300,000 \*\*\*

Home Estate Agents are proud to bring to market this delightful two-bedroom flat in the heart of Leigh-On-Sea which offers a perfect blend of modern living and convenience. With an enviable location on Leigh Road, residents will find themselves surrounded by an array of charming restaurants, lively bars, and boutique shops, all just a stone's throw away. For those who commute, Chalkwell train station is conveniently close, making travel to London and beyond a breeze.

The property boasts two generously sized bedrooms, one of which features a stylish en-suite bathroom, providing both comfort and privacy. The modern kitchen is well-equipped, making it ideal for culinary enthusiasts, while the contemporary bathroom adds a touch of luxury to daily routines.

The spacious lounge is a highlight of the property, featuring a double-glazed bay window adorned with traditional sash windows, allowing natural light to flood the room and creating a warm and inviting atmosphere.

Additional benefits include off-street parking for one vehicle, ensuring convenience for residents and guests alike. The property also features lift access and a communal gym, promoting an active lifestyle without the need to venture far from home.

This flat is an excellent opportunity for those seeking a stylish and well-located residence in Leigh-On-Sea, combining modern amenities with the charm of a bustling seaside community. Whether you are looking to buy or rent, this property is sure to impress.



## Entrance

Communal entrance door leading to communal hall with lift and stairs leading to all floors. Personal entrance door to:

## Entrance Hall

Wood effect flooring, video entryphone, spotlights, two storage cupboards, radiator. Doors to:

## Lounge

15'4 x 11'6

Wood effect oak flooring, double glazed Sash windows to front, spotlights, radiator.

## Kitchen

8'11 x 6'9

Wood effect oak flooring, tiled splashbacks, range of base units with rolled edge worksurfaces and matching eye level wall mounted units, under cabinet lighting, stainless steel sink with drainer and mixer tap, integrated NEFF oven with four ring hob with extractor hood over, integrated NEFF microwave oven, integrated fridge, freezer, washing machine and dishwasher, spotlights.

## Bedroom One

15'8 x 9'3

Wood effect laminate flooring, double glazed Sash bay window to front, spotlights, radiator. Door to:

## En-Suite

6'5 x 5'9

Tiled flooring, part tiled walls, wash hand basin with mixer tap, wall mounted mirrored cabinet, corner shower cubicle, WC, spotlights, heated towel rail.

## Bedroom Two

9'0 x 7'3

Wood effect laminate flooring, double glazed Sash windows to front, spotlights, radiator.

## Bathroom

6'5 x 6'5

Tiled effect lino flooring, part tiled walls, wash hand basin with taps, bath with taps and shower attachment, spotlights, heated towel rail.

## Externally

## Communal Areas

Gym and communal gardens.

## Parking

Secure allocated parking for one car.

## Lease Information

Lease 108 years remaining

Ground Rent: £150 Per Annum

Service Charge £2400 Per Annum includes water and building insurance.

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



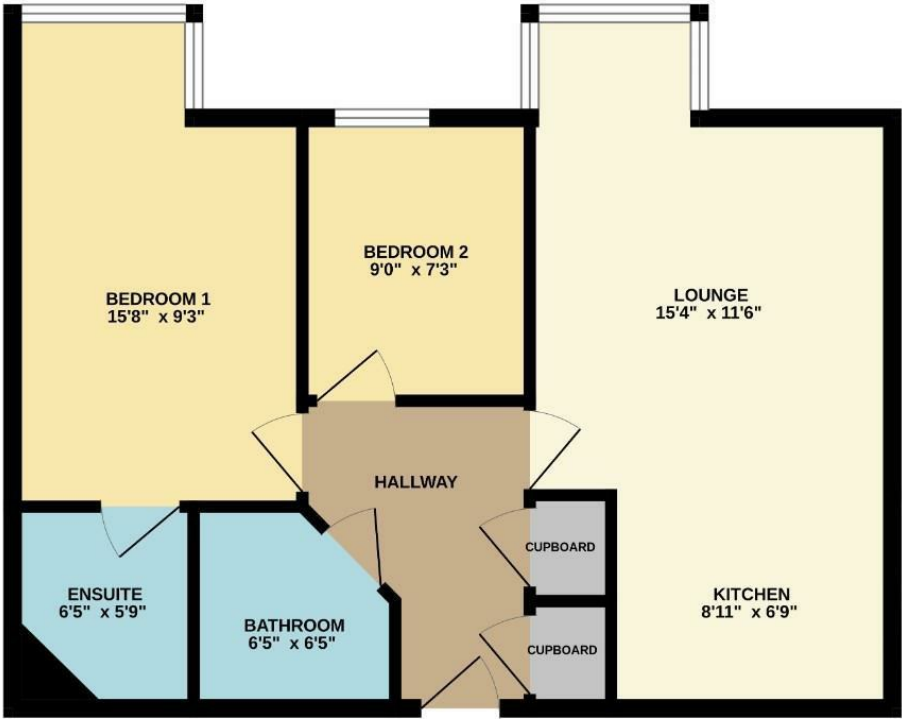








GROUND FLOOR  
560 sq.ft. approx.



TOTAL FLOOR AREA : 560 sq.ft. approx.  
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 80                      | 82        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Price Guide £270,000 Leasehold

HOME - The Estate Agent of Leigh  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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.