



home.

£325,000

London Road, Leigh-On-Sea

882 London Road, Leigh-On-Sea, Essex, SS9 3NQ


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Home Estate Agents are proud to bring to market this spacious ground floor flat on London Road which offers a delightful blend of comfort and convenience. Boasting three bedrooms, this property is perfect for families or professionals seeking a serene living environment. The flexible third bedroom presents an excellent opportunity to create a study or home office, catering to the modern lifestyle.

One of the standout features of this flat is the private south-facing garden, providing a tranquil outdoor space to relax and enjoy the sunshine. Whether you wish to cultivate a garden or simply unwind with a book, this area is sure to enhance your living experience.

The flat benefits from a share of freehold, offering a sense of ownership and stability. Its excellent location places you just a stone's throw away from the vibrant Leigh Broadway, where you can explore an array of shops, cafes, and restaurants. Additionally, Chalkwell Train Station is a short walk away, making commuting to London and beyond both easy and convenient.

This property is an ideal choice for those seeking a comfortable home in a desirable area, combining spacious living with the charm of coastal life. Don't miss the opportunity to make this lovely flat your own.



Entrance

Communal door into communal hallway with private door into:

Hallway

Wood effect laminate flooring, phone entry system, picture rail, ceiling light. Doors to:

Lounge

14'11 x 13'5

Carpeted, double glazed window to front, coved cornice, ceiling light, feature fireplace with electric fire, radiator.

Kitchen Diner

15'0 x 14'2

Wood effect laminate flooring, double glazed window to side, double glazed French doors leading to garden, range of base units with solid wood worksurfaces and matching eye level wall mounted units, Butler sink with drainer, integrated oven with four ring gas hob with extractor over, splashback, under cabinet lighting.

Bedroom One

12'0 x 11'5

Carpeted, double glazed window to rear, picture rail, ceiling light, fitted wardrobes, radiator.

Bedroom Two

14'11 x 8'11

Carpeted, double glazed window to front, coved cornice, ceiling light, radiator.

Study/Bedroom Three

7'5 x 6'2

Wood effect laminate flooring, double glazed window to rear, ceiling light.

Bathroom

9'0 x 6'5

Tiled flooring and walls, double glazed obscure window to side, ceiling light, WC, wash hand basin. WC, bath with shower over, utility cupboard with space for washing machine and tumble dryer, heated towel rail.

Externally

Rear Garden

South facing rear garden with artificial lawn, shed (to remain), raised railway sleeper flower bed, side access.

Lease Information

Lease: 999 year lease upon completion

Ground Rent: £0

Service Charge: £0

Building Insurance: Approx £300 Per Annum

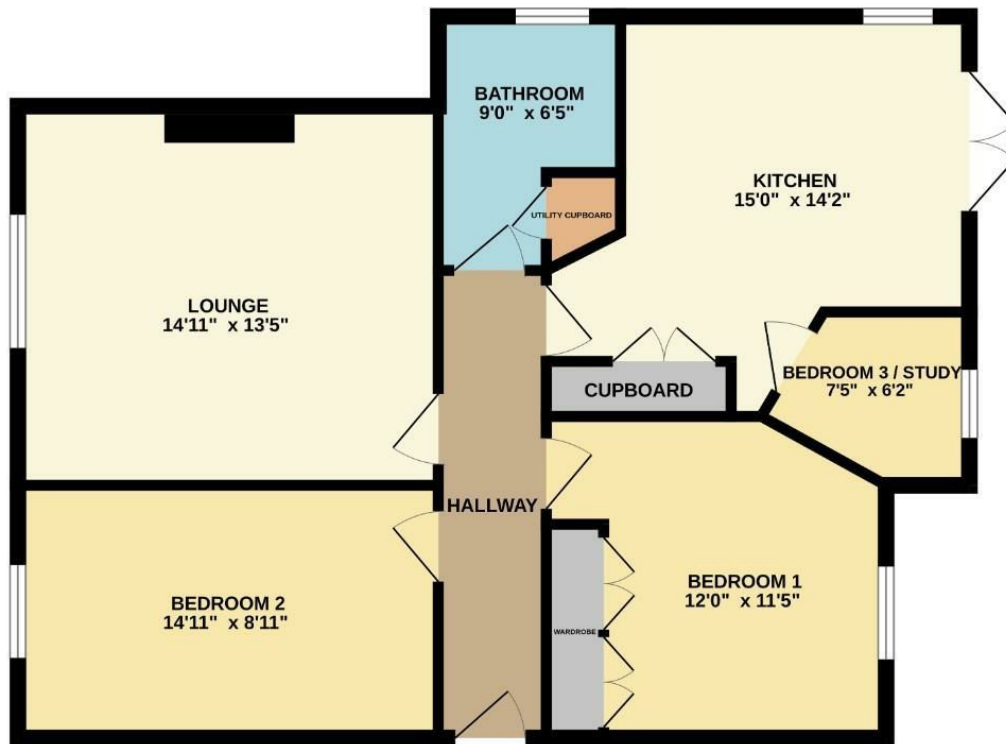
Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.







GROUND FLOOR
783 sq.ft. approx.



TOTAL FLOOR AREA : 783 sq.ft. approx.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

£325,000 Share of Freehold

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.