

home.


THE CORONA


**£475,000**


Leigh Road, Leigh-On-Sea




# Flat 9, The Corona Leigh Road, Leigh-On-Sea, Essex, SS9 1FR

  
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Home Estate Agents are delighted to present this stunning three double bedroom flat, located on the first floor of a contemporary building on Leigh Road, Leigh-On-Sea. This modern apartment boasts a beautifully upgraded Moylands kitchen, which is sure to impress any culinary enthusiast. The property features underfloor heating and a positive airflow system throughout, ensuring a comfortable living environment all year round.

The flat comprises a spacious reception room, perfect for entertaining guests or enjoying quiet evenings in. With two well-appointed bathrooms, including an en-suite, this home offers both convenience and privacy for its residents.

Situated in an excellent location, the property is just moments away from the vibrant Leigh Broadway, where you can explore a variety of shops, cafes, and restaurants. Additionally, Chalkwell Train Station is a short walk away, providing easy access to London and beyond.

This apartment comes with the added benefit of secure underground parking for one vehicle, making it an ideal choice for those who value both safety and convenience. With no onward chain, this property is ready for you to move in and make it your own.

In summary, this modern flat offers a perfect blend of style, comfort, and location, making it an exceptional opportunity for anyone looking to settle in the charming area of Leigh-On-Sea. Don't miss your chance to view this remarkable property.



**Entrance**

Via communal entrance door into communal entrance lobby with marble tiled flooring, wall mounted and inset ceiling lighting as well as stairs and lift to the first floor. Private entrance door into:

**Hallway**

Wood effect engineered oak flooring with underfloor heating, storage cupboard, spotlighting. Doors to:

**Kitchen**

14'11 x 8;4

Wood effect engineered oak flooring with underfloor heating, stunning Moylans kitchen with a range of base units and composite stone worktops, matching wall mounted units, integrated Bosch oven with four ring induction hob, integrated dishwasher, integrated Bosch fridge freezer, AEG washer/dryer, one and a half sink with drainer, extractor.

**Lounge**

21'5 x 15'7

Wood effect engineered oak flooring with underfloor heating, double glazed door to rear leading to south facing Juliet balcony, spotlighting.

**Bedroom One**

15'9 x 15'1

Carpeted with underfloor heating, double glazed windows to rear with shutters, spotlights. Door to:

**En-Suite**

7'0 x 5'8

Marble effect tiled flooring with underfloor heating and marble effect tiled walls, wash hand basin, WC, corner shower cubicle, extractor, spotlights.

**Bedroom Two**

11'11 x 10'8

Carpeted with underfloor heating, double glazed window to side and further double glazed obscure window to side, spotlights.

**Bedroom Three**

13'11 x 10'11

Carpeted with underfloor heating, double glazed window to rear with shutters, fitted storage shelving, spotlights.

**Bathroom**

8'5 x 5'7

Marble effect tiled flooring with underfloor heating, marble effect tiled walls, bath with shower over, WC, wash hand basin, wall mounted mirrored cabinet, extractor.

**Externally**

**Communal Gardens**

Delightful communal gardens

**Parking**

Secure underground parking.

**Lease Information**

Lease: 195 years

Ground Rent: £175 every 6 months

Service Charge: Approx £3200 Per Annum

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



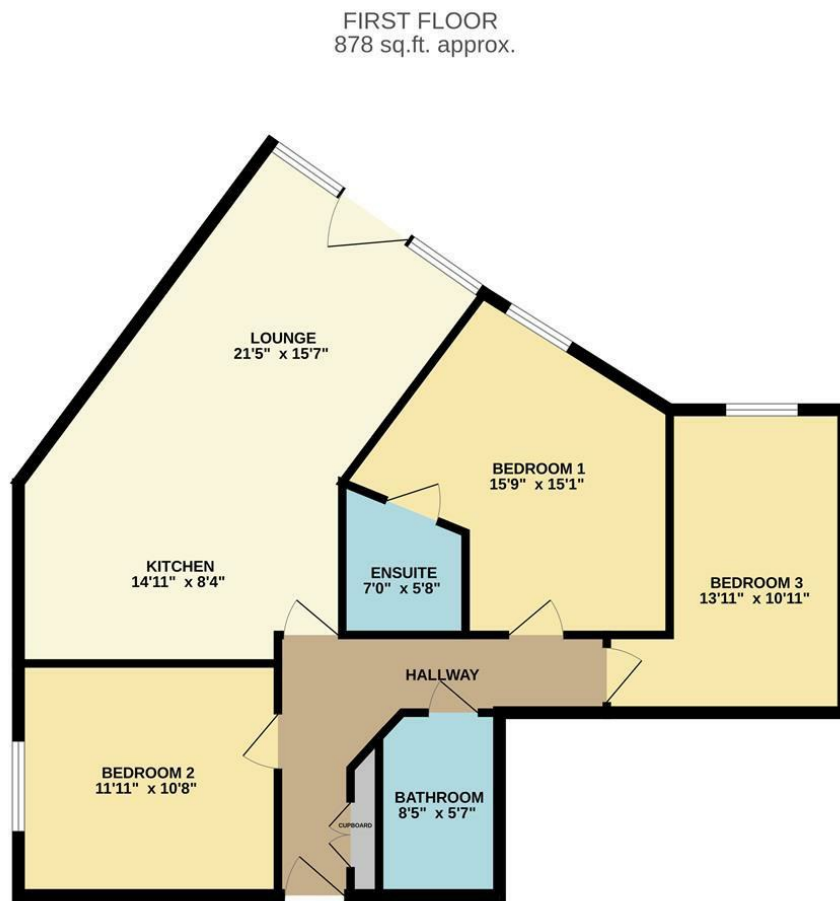












TOTAL FLOOR AREA : 878 sq.ft. approx.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# £475,000 Leasehold

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

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.