

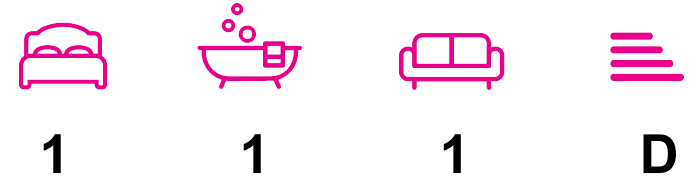


home.

£1,200 PCM

Leigh Hall Road, Leigh-On-Sea

33a, Leigh Hall Road, Leigh-On-Sea, Essex, SS9 1RL



Home Estate Agents are delighted to offer for rental this one bedroom ground floor flat.

The accommodation comprises; shared entrance with private door into; hallway, living room, bedroom, contemporary kitchen/breakfast room, modern bathroom suite and a conservatory/utility. Externally, this wonderful home boasts a well presented and easy to maintain west facing rear garden and also provides private frontage.

Situated on Leigh Hall Road, between Pall Mall and Broadway in Leigh-on-Sea, this superb apartment is within close proximity to a number of amenities which includes nearby seafront and mainline railway station - serving London Fenchurch Street for commuters. Also with a short stroll is Leigh's fashionable Broadway and its array of bars, cafés, restaurants and popular boutiques.



Shared Entrance Hall

Door to front, tiled flooring, private door to:

Hallway

Wooden flooring, gas radiator, ceiling light, understairs storage, space for fridge/freezer. Doors into the following rooms:

Lounge

12'1 into bay x 11'5

Dimensions: 12'3 into bay x 10'3. Wooden flooring, coving to ceiling, ceiling rose with light, gas radiator, feature fireplace, boxed bay window to front with double glazing fitted shutters.

Bedroom

12'2 x 10'3

Wooden flooring, coving to ceiling, ceiling rose with light, feature fireplace, gas radiator, large wardrobes, double glazing to rear with fitted blinds.

Kitchen/Breakfast Room

12'0 x 9'0

Wooden flooring, gas radiator, feature hanging ceiling lights, bay to side with double glazing & fitted roller blinds, glass effect high gloss work surfaces with shelving above, tiled splashbacks, walls, base units, appliances which include integrated electric oven, integrated four ring electric hob, integrated slim line dishwasher, bowl sink with taps.

Inner Hallway

Wooden flooring, ceiling light, double glazing to side. Door to:

Bathroom

Tiled floor, tiling to walls, w.c, gas radiator with towel rail, hand wash basin with taps, bath with taps & shower over, extractor, ceiling light, wall mounted mirror, shelf, double glazed opaque windows to rear.

Conservatory/Utility

9'8 x 4'8

Solid flooring, windows to side & rear, door leading to garden, space for washing machine, outside tap, feature ceiling light, boiler.

Externally

Rear Garden

West face, well presented, easy to maintain rear garden measuring approximately 30-40' with stones, paving, decking, outside shed, side access.

Frontage

The property includes the front garden, stones, raised bed box with shrubs.

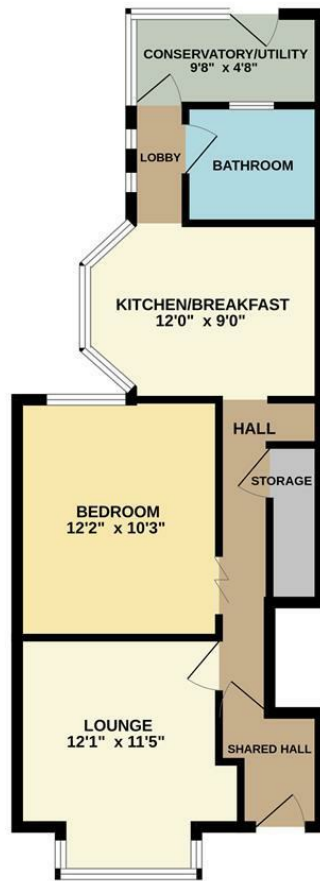
Agent Note

After the 01st February 2016 all applicants over the age of 18 years old will need to undergo "Right to rent" checks. Please note that some properties may be advertised using images and details which were taken in the past and therefore a viewing is the always strongly recommended. After 01st June 2019, the tenancy deposit will be the equivalent of five weeks rent (subject to the monthly rental amount). The tenancy deposit is calculated at the monthly rental amount, multiplied by 12 (number of months in the year), divided by 52 (number of weeks in the year), multiplied by 5.









TOTAL FLOOR AREA : 587 sq.ft. approx.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

PCM £1,200

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.