



Flat 8, Sans Souci



# Flat 8, San Souci 48 Leigh Park Road Leigh-on-Sea Essex SS9 2DU

Home Of Leigh are delighted to offer this charming two bedroom apartment, a mere stones throw from the quaint Fisherman's village of Leigh old Town. Flanked by characterful properties that emulate the essence of this coastal town, the property sits in a prime location with fabulous seaside views. The south facing lounge and open plan kitchen enjoy natural light that floods the space, which also benefits from access to communal gardens and private off street parking. This sought after location is perfectly situated to enjoy the galleries, eateries and beach walks in one direction and boutiques, bookshops and bars in the other. An ideal property for young professionals, requiring direct access into London



Fenchurch Street or simply those drawn to a calm and tranquil sanctuary in the heart of Leigh of Sea.

The accommodation comprises; entrance hall, a south facing lounge with estuary views, a separate semi open plan kitchen, two double bedrooms and a modern three piece bathroom suite.

Externally the property overlooks and benefits from access to communal gardens and allocated parking for one vehicle.

## Accommodation Comprises

The property is approached via its own private entrance door leading to:

### Entrance Hall 17'5 (max) x 15'6 (max)

A great size entrance hall with luxury tiled vinyl flooring, two built-in storage cupboards, radiator, doors to:

### Lounge 14'1 x 11'8

Double glazed window to front aspect with estuary views, luxury tiled vinyl flooring, radiator.



### Bedroom Two 11'3 x 9'1

Double glazed window to side aspect, luxury tiled vinyl flooring, built-in floor to ceiling wardrobe, radiator.

### Bathroom 9'1 x 5'1

Double glazed obscure window to side aspect, panelled bath with mixer tap, low level WC, pedestal wash hand basin with mixer tap, heated towel rail.



### Kitchen 12'1 x 8'5

Double glazed window to side aspect. The kitchen is fitted to include a stainless steel sink unit with taps, inset into a range of roll edge work surfaces with cupboards and drawers beneath, space for cooker, washing machine and fridge, luxury tiled vinyl flooring.

### Bedroom One 12'4 x 10'5

Double glazed window to front aspect with estuary views, luxury tiled vinyl flooring, built in floor to ceiling wardrobes, radiator.



### Externally

The property benefits from communal gardens to the front of the building.

### Parking Facilities

The property benefits from allocated parking for one vehicle.

### Lease Information

Leasehold - Share Of Freehold

Lease: 150 years remaining

Ground Rent £0

Service Charge £0

Management Fee: £500 Per Quarter

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













# GROUND FLOOR



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## Price £375,000 Leasehold – Share of Freehold

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

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