

home.



£240,000

London Road, Leigh-On-Sea

15, Caversham Lodge London Road, Leigh-On-Sea, Essex, SS9 2AJ

Home Estate Agents are delighted to present this charming two-bedroom top floor apartment located on London Road in Leigh-On-Sea. This delightful flat boasts two generously sized double bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable space to call home.

The property features a modern kitchen and a well-appointed bathroom, ensuring that all your daily needs are met with style and convenience. The spacious and bright lounge provides a welcoming atmosphere, perfect for relaxation or entertaining guests.

One of the standout features of this apartment is the allocated off-street parking space, offering you the convenience of secure parking in a bustling area.

Situated in an excellent location, this property is just a stone's throw away from Leigh Broadway, where you will find a variety of shops, cafes, and local amenities. Additionally, the nearby transport links and the short walk to Leigh train station make commuting and exploring the surrounding areas effortless.

This flat presents a wonderful opportunity for those looking to enjoy the vibrant lifestyle that Leigh-On-Sea has to offer. With its modern features and prime location, this property is not to be missed. We invite you to arrange a viewing and discover the potential of this lovely home for yourself.



Accommodation Comprises

Via communal entrance door with secure entry phone system into communal hallway with stairs leading to the second floor. Personal entrance door into:

Hallway

Carpeted, ceiling light, two storage cupboards, electric heater. Doors to:

Lounge 16'9 x 10'10

Carpeted, double glazed window to front aspect, ceiling light. Access to:

Kitchen 13'8 x 5'6

Laminate flooring, spotlighting, range of base units with wood effect rolled edge worksurfaces and matching eye level wall mounted units, sink with drainer, tiled splashbacks, space for fridge freezer, integrated oven with four ring induction hob and extractor over, space for washing machine and dishwasher.

Bedroom One 13'3 x 9'11

Carpeted, double glazed window to front aspect, ceiling light and fan, electric heater.

Bedroom Two 10'2 x 7'4

Carpeted, double glazed window to front aspect., ceiling light.



Bathroom 6'11 x 5'2

Vinyl flooring, tiled walls, ceiling light, panelled bath, WC, wash hand basin with vanity storage beneath, extractor fan, electric heater.

Parking

One allocated parking space

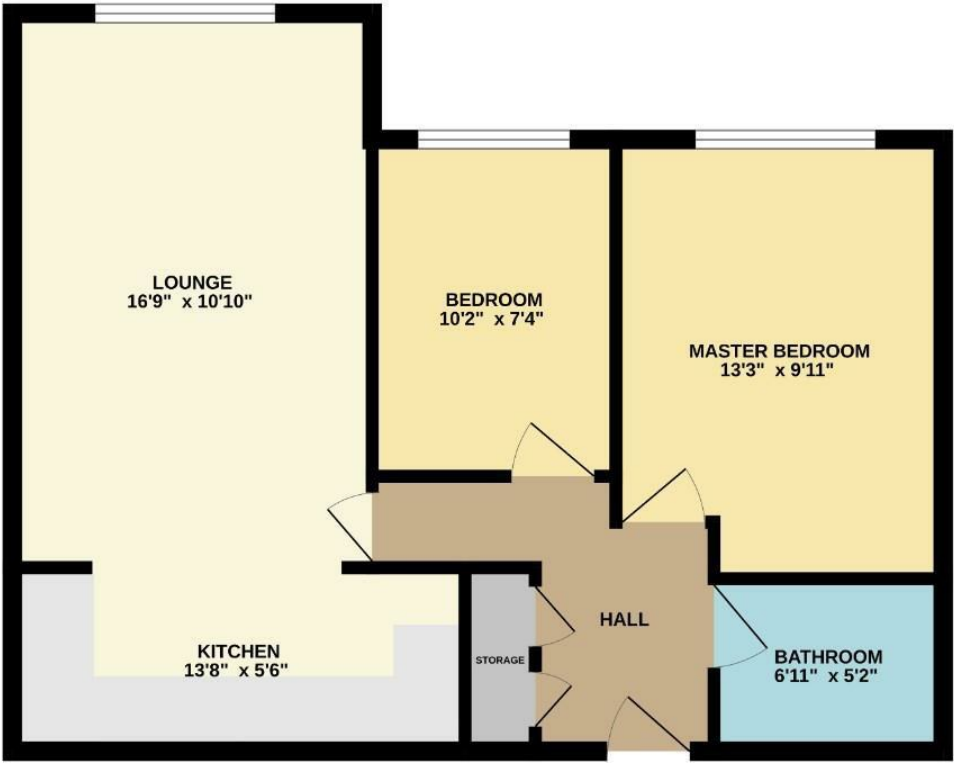
Lease Information

Lease: 169 years remaining
Ground Rent £150 Per Annum
Service Charge £750 Per Annum

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

£240,000 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.