

home.

**£220,000**

London Road, Leigh-On-Sea



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

Home Of Leigh are excited to offer for sale this bright and airy one/two bedroom first floor apartment, which is located in a convenient position on the London Road within easy reach of local shops, bus routes and Leigh Road with its array of shops, bars, restaurants hand boutiques.

The accommodation comprises; entrance hall, a spacious lounge, separate dining room/lounge, fitted kitchen and a three piece bathroom suite.

This wonderful apartment also comes with the huge benefit of having a share of the Freehold and is being offered with no onward chain.

A perfect first time purchase or buy to let investment opportunity.



### Accommodation comprises

Door leading to communal entrance hall with stairs to first floor landing and further part glazed private entrance door leading to:

### Entrance Hall 9'9 x 3'9

Carpeted, smooth plastered ceiling, picture rail, radiator. Doors to:

### Lounge 14'1 x 12'8

Two double glazed windows to front aspect, carpeted, feature tiled fireplace with attractive wooden surround, coved cornice to smooth plastered ceiling, picture rail, radiator.

### Dining Room 10'4 x 9'2

Double glazed half bay window to side and front aspect, exposed and varnished floorboards, range of fitted floor to ceiling cupboards, smooth plastered ceiling, radiator. Doorway to:



### **Bedroom 14'1 x 10'1**

Double glazed window to front aspect, carpeted, coved to smooth plastered ceiling, range of fitted floor to ceiling wardrobes with mirror fronted sliding doors, radiator.

### **Inner Lobby 3'6 x 3'4**

Carpeted, smooth plastered ceiling, large built in storage cupboard with additional cupboard above. Door to:

### **Bathroom 8'7 x 5'1**

Double glazed obscure window to rear aspect, three piece suite comprising panelled bath with shower over, low level WC, pedestal wash hand basin, half tiled to surrounding walls, tiled flooring, smooth plastered ceiling.

### **Lease Information**

Leasehold -Share Of Freehold

Lease - 999 years

Ground Rent - £0

Maintenance is split between the apartments as and when required.

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



### **Kitchen 12'1 x 6'1**

Double glazed window to rear aspect. The kitchen is fitted to include a one and a quarter bowl sink unit with mixer tap inset into a range of marble effect rolled edge worksurfaces with cupboards and drawers beneath, built in Zanussi oven and matching four ring gas hob with extractor hood above, further range of matching eye level wall mounted units, appliance space and plumbing for washing machine and further recess for fridge freezer, exposed and varnished floorboards, smooth plastered ceiling with inset spotlighting, wall mounted boiler (n/t).

## GROUND FLOOR



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# £220,000 Leasehold - Share of Freehold

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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

78

58

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.