



50a Leigham Court Drive

50a Leigham Court Drive Leigh-on-Sea Essex SS9 1PU

Home Estate Agents are excited to introduce this wonderful ground floor flat in the charming area of Leigh-On-Sea. This stylish one-bedroom ground floor flat offers a unique blend of modern living and elegant design. Recently styled by a hotel interior designer, the property boasts feature exposed brick walls that add character and warmth to the space.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The modern kitchen is well-equipped, making it a delight for any home cook, while the contemporary bathroom ensures comfort and convenience.

One of the standout features of this flat is the private section of the rear garden, perfect for enjoying a morning coffee or hosting friends during the warmer months. With



no onward chain, this property presents an excellent opportunity for both first-time buyers and investors alike.

The location is superb, situated close to Leigh Broadway, where you can explore a variety of shops, cafes, and restaurants. Additionally, the flat is just a short walk from the train station, providing easy access to London and beyond.

This ground floor flat is not just a home; it is a lifestyle choice in a vibrant community. Do not miss the chance to make this exquisite property your own.

Accommodation Comprises

Via tiled pathway leading to communal entrance door into communal hallway with tiled flooring, decorative tiled walls with dado rail. Private wooden entrance door with obscure single glass window into:

Entrance Hall

Tiled flooring, coved cornice, ceiling light, storage cupboard, radiator. Doors to:

Lounge 15'2 x 12'6

Wooden flooring, picture rail, coved cornice, ornate ceiling rose with light, double glazed bay window to front aspect, feature fireplace with exposed brick and tiled hearth,



brick wall, wooden shelving.

Bedroom 14'5 x 9'2

Wooden flooring, picture rail, coved cornice, ceiling rose with light, double glazed window to rear aspect, radiator.

Bathroom 5'2 x 4'4

Tiled flooring with underfloor heating, tiled walls, spotlighting, extractor, double glazed obscure window to side aspect, wash hand basin, WC, shower cubicle.



radiator.

Dining Room 11'7 x 8'8

Tiled flooring, picture rail, ceiling light, double glazed window to rear aspect, part exposed brick wall, radiator. Door to:

Kitchen 10'11 x 7'11

Tiled flooring with underfloor heating, patio door leading to the garden with a double glazed window to side aspect, two ceiling lights. The kitchen is fitted to include a range of base units with marble effect Quartz worksurfaces and matching eye level wall mounted units, sink with drainer and mixer tap, space for washing machine, integrated oven with four ring induction hob and extractor over, tiled splashback, exposed

Externally

Rear Garden

Private section of the rear garden with gated side access, external water tap, gravel pathway with a lawn area, patio area.

Frontage

Front garden with block paving and brick wall.

Lease Information

Lease: 149 years remaining

Ground Rent: £20 Per Annum

Service Charge: £0

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







Price £285,000 Leasehold

HOME - The Estate Agent of Leigh
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