



66 Grange Road



# 66 Grange Road Leigh-on-Sea Essex SS9 2HT

Home Of Leigh are very excited to offer for sale this charming and surprisingly spacious one bedroom ground floor apartment which is located in 'Little Grange' and benefits from its own private rear garden and is within walking distance of the Broadway and its extensive shopping facilities.

The accommodation comprises; entrance hall, lounge with feature fireplace, a separate kitchen, double bedroom with French doors to the rear garden and a modern bathroom suite.

Externally the property boasts its own private rear garden as well as the front garden.



Located in Grange Road in the heart of Leigh on Sea, this attractive property is perfectly positioned to take full advantage of the shops, bars, restaurants and boutiques

situated on the ever popular Leigh Broadway, as well as being within a short stroll of Leigh Station giving direct access to London Fenchurch Street.

## Accommodation Comprises

The property is approached via communal entrance door leading to communal hallway with further private door leading to:

## Entrance Hall 11'9 x 7'6

A great size entrance hall with exposed and varnished floorboards, smooth plastered ceiling, cast iron effect radiator, smooth plastered ceiling. Doors to:



mounted units, chimney breast with recess for Range cooker with tiled hearth, appliance space for fridge freezer. Door to:

#### Inner Lobby 3'3 x 3'2

Tiled flooring, smooth plastered ceiling, door to bathroom, double glazed door to garden.

#### Bedroom 12'1 x 10'1

Double glazed windows and French doors to rear aspect giving access to the garden, carpeted, range of fitted wardrobes, smooth plastered ceiling, cast iron effect radiator.

#### Bathroom 8'7 x 5'8

Double glazed obscure window to rear aspect, modern three piece suite comprising; bath with mixer tap and shower over, low level WC, wall mounted wash hand basin with mixer tap and vanity cupboard beneath, tiled flooring, smooth plastered ceiling, heated towel rail.



#### Lounge 15'7 into bay x 13'8

Double glazed bay window to front aspect, exposed and varnished floorboards, coved cornice to smooth plastered ceiling with central ceiling rose, feature fireplace with bespoke fitted cabinetry to both alcoves, radiator.

#### Kitchen 10'6 x 8'6

Window to rear aspect. The kitchen is fitted to include a modern sink unit with mixer tap inset into a range of rolled edge worksurfaces with cupboards and drawers beneath, further range of matching eye level wall



## Externally

### Rear Garden

The property benefits from its own private rear garden which commences with a decked patio area with the remainder being laid with artificial lawn and enclosed by screen panelled fencing. There is also a further raised decked area and rear gate giving pedestrian access.

### Front Garden

The property benefits from a front garden which is mainly laid with slate chippings.

### Lease Information

Lease: 148 years remaining

Ground Rent: £0

Service Charge: £1,238.30 Per Annum including building insurance

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







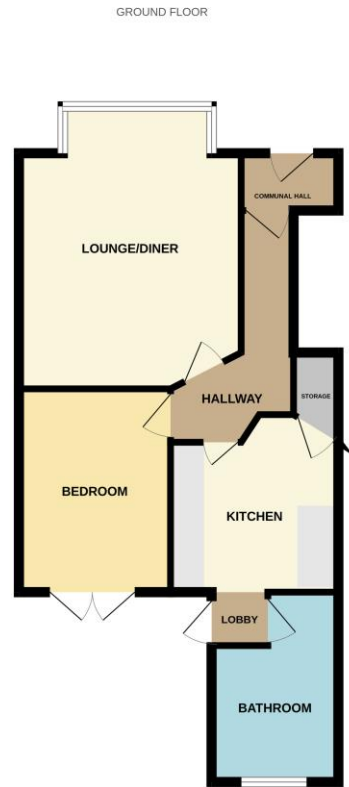












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## Offers Over £275,000 Leasehold

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