



55b Leigh Hall Road

55b Leigh Hall Road Leigh-On-Sea Essex SS9 1QZ

Home Of Leigh are delighted to offer for sale this charming one bedroom first and second floor apartment which forms part of an attractive semi detached character house and is being sold with the huge benefit of off street parking and no onward chain.

The accommodation comprises; entrance hall, a large lounge with feature bay window, separate fitted kitchen and a three piece bathroom suite, whilst to the second floor there is a great size double bedroom.

Externally the property comes with off street parking for one vehicle.



Located on Leigh Hall Road in the heart of Leigh on Sea, this lovely apartment is perfectly positioned for the Broadway and it's extensive range of shops, bars, restaurants and boutiques as well as being within a short stroll of Chalkwell station giving direct access to London Fenchurch Street.

Accommodation Comprises

The property is approached via a communal entrance door into communal hallway with stairs leading to the first floor accommodation. Personal door to:

Entrance Hall 10'3 x 5'9 max

Carpeted, wall mounted entry phone system, stairs leading to the second floor accommodation, radiator. Doors to:



Lounge 14'5 x 13'3

Double glazed bay window to front aspect, carpeted, coved ceiling with central ceiling rose, dado rail, radiator.

Kitchen 8'8 x 8'8

Double glazed bay window to front 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, built in oven and four ring gas hob with extractor hood above, further range of matching eye level wall mounted units, appliance space and plumbing for washing machine, further under-counter space for fridge and freezer, wall mounted boiler (n/t). wood laminate flooring.



Bathroom 10'7 max 4'4

Double glazed obscure window to side aspect, three piece suite comprising; panelled bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low level WC, built in storage cupboard, radiator.

Second Floor Bedroom 13'3 x 11'5

Velux window to front aspect, carpeted, built in storage cupboard with further access to eaves, radiator.

Externally

The property benefits from allocated parking for one car.

Lease Information

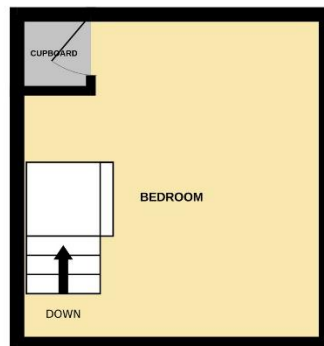
Lease 90 years remaining
Ground Rent: £100 Per Annum
Service Charge: £89 Per Annum

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

1ST FLOOR
360 sq.ft. approx.



2ND FLOOR
167 sq.ft. approx.



TOTAL FLOOR AREA : 527 sq.ft. approx.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Price: £230,000 Leasehold

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

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.

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