



36b Leigham Court Drive

36b Leigham Court Drive Leigh-On-Sea Essex SS9 1PU

Home Estate Agents are delighted to present this contemporary first-floor flat located on the desirable Leigham Court Drive in Leigh-On-Sea. This charming property boasts two well-proportioned double bedrooms, one of which is currently utilised as a walk-in wardrobe and study, offering versatility to suit your lifestyle needs.

The spacious and bright lounge features a lovely bay window, allowing natural light to flood the room, creating a warm and inviting atmosphere. The modern three-piece shower room is stylishly designed, providing a comfortable space for relaxation. The contemporary kitchen is equipped with a fitted oven and hob, making it ideal for those who enjoy cooking and entertaining.

This flat is situated in an excellent location, within the school catchment area for Leigh North Street School, making it a perfect choice for families or first time buyers. Additionally, it is conveniently close to Leigh Broadway, where you can find a variety of shops, cafes, and restaurants. For those who



commute, both Chalkwell and Leigh Train Stations are within walking distance, providing easy access to London and beyond.

This property is an ideal opportunity for first-time buyers or those looking to downsize, combining modern living with a prime location. Do not miss the chance to make this delightful flat your new home.

Accommodation Comprises

The property is approached via a crazy paved pathway leading to the storm porch with communal entrance with tiled flooring, skirting, wall lighting, solid wood door with obscure panel and obscure double glazed window to front aspect. Private entrance door leading to private entrance with carpeted stairs and spotlights leading to first floor landing.

First Floor Landing

Carpeted, skirting, spotlighting, coat storage area, access to the part boarded and insulated loft via ladder with lighting and power, radiator. Doors to:



Kitchen 8'6 x 6'11

Tiled effect lino flooring, ceiling light, under-cabinet lighting. The kitchen is fitted to include a stone effect worksurface with matching splashback, sink with drainer and stainless steel mixer tap, space for washing machine and fridge freezer, range of base units and matching eye level wall mounted units, integrated oven and four ring electric hob with extractor over.

Lounge 13'9 x 13'0

Wood effect laminate flooring, skirting, coved cornice, ceiling light, double glazed boxed bay window to front aspect, radiator.

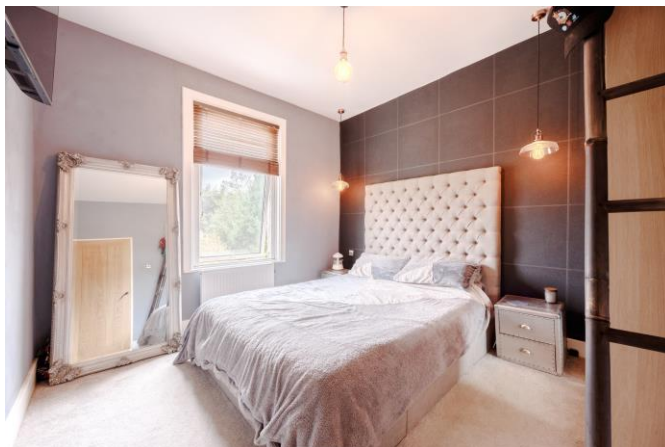
Lease Information

Lease: 82 years & 8 months remaining. The vendor has advised that the property will be sold with a new lease of 125 years on completion and will include Peppercorn ground rent.

Ground Rent: £250 Per Annum

Service Charge: £0

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



Bedroom One 10'9 x 10'1

Carpeted, skirting, three ceiling lights, double glazed window to rear aspect, radiator.

Bedroom Two 12'0 x 6'6

Wood effect laminate flooring, skirting, spotlighting, double glazed window to rear aspect, fitted wardrobes, radiator.

Bathroom 9'0 x 5'7

Wood effect tiled flooring, skirting, spotlighting, part tiled walls, double glazed obscure window to front aspect, walk-in shower cubicle with Rainfall shower, wash hand basin with vanity storage beneath, WC, heated towel rail.

DAYTIME
80/100 - 0000

DAYTIME
80/100 - 0000



TOTAL FLOOR AREA: 805 sq ft, approx.
(Does not include 1000s)



Price: £260,000 Leasehold

HOME - The Estate Agent of Leigh
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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.