



Leigham Court Drive, Leigh-On-Sea

Price Guide £300,000

home.

71A Leigham Court

Leigh-On-Sea

SS9 1PT



- Wonderful Two Bedroom First Floor Apartment
- South Of The London Road
- Lounge & Separate Kitchen/Breakfast Room
- Modern Three Piece Shower Room
- Own Private West Backing Rear Garden
- Within A Short Walk Of Leigh Broadway
- Short Stroll From Both Leigh & Chalkwell Railway Stations

Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

📞 01702 480 033





*** Guide Price £300,000 - £325,000 ***

Home Of Leigh are delighted to offer for sale this wonderful two bedroom first floor apartment which is situated in a fantastic spot, south of the London Road and which benefits from direct access down its own private west backing rear garden.

The accommodation comprises; own front door with stairs to the first floor landing, lounge, separate kitchen/breakfast room with direct access to the

rear garden, two bedrooms and a modern three piece shower room.

Externally the property benefits from its own private west backing rear garden.

Located on Leigham Court Drive in the heart of Leigh on Sea, this beautifully maintained apartment is within a short walk of Leigh Broadway and it's array of shops, bars, restaurants and boutiques as well as being within a short stroll from both Leigh & Chalkwell railway stations giving direct access into London Fenchurch Street.



Accommodation Comprises

The property is approached via its own private entrance door leading to:

Entrance Hall

8'6 x 6'1

Double glazed obscure window to side aspect, wood flooring, coved cornice to smooth plastered ceiling, stairs leading to the first floor landing.

First Floor Landing

9'2 x 3'4

Coloured lead light window to side aspect, carpeted, smooth plastered ceiling with access to loft space. Doors to:

Lounge

15'9 x 12'4

Double glazed bay window to front aspect, carpeted, coved cornice to smooth plastered ceiling, radiator.

Kitchen Breakfast Room

12'3 x 10'1

Double glazed bay window to rear aspect. The kitchen is fitted to include a modern one and a quarter bowl sink unit with mixer tap inset into a range of square edge worksurfaces with cupboards and drawers beneath, built in oven and separate grill with four ring electric hob and extractor hood above, further range of matching eye level wall mounted units, integrated under-counter fridge and separate freezer, appliance space for dishwasher, smooth plastered ceiling with inset spotlighting, barn style door to side with stairs giving direct access leading down to the rear garden.

Bedroom One

13'4 x 12'5

Double glazed window to rear aspect, carpeted, smooth plastered ceiling, radiator.

Bedroom Two

10'1 x 5'6

Double glazed windows to front and side aspect, carpeted, smooth plastered ceiling, radiator.

Shower Room

8'1 x 5'1

Double glazed obscure window to side aspect, modern three piece suite comprising; fully tiled walk-in shower, low level WC, wash hand basin with mixer tap and vanity cupboard beneath, tiled flooring, smooth plastered ceiling with inset spotlighting, heated towel rail.

Externally

Rear Garden

The property benefits from its own west backing rear garden which is accessed directly from the flat via the

kitchen and commences with a paved patio area to the immediate rear with an additional shingled area, range of inset flower and shrub borders, further decked patio area to the extreme rear and side access to the front of the property.

Agents Note

The vendor has advised that there is an absent freeholder with indemnity policy in place.

Lease Information

Lease: 149 years remaining

Ground Rent: :£0

Service Charge: £0

Maintenance is split between two

properties for external parts.

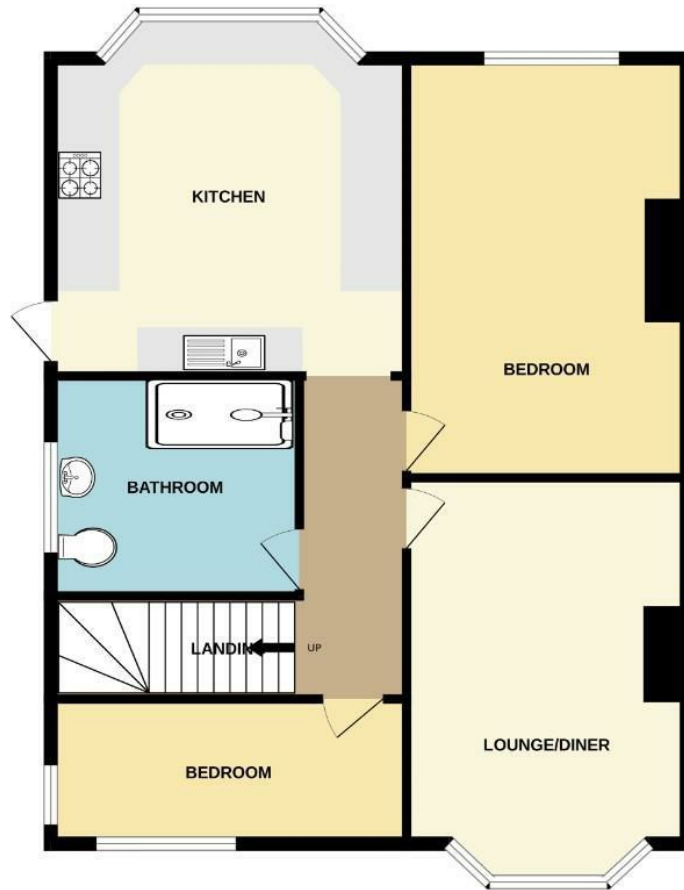
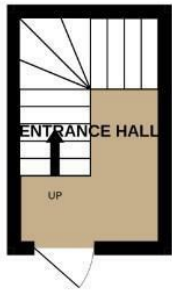
Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors





GROUND FLOOR

FIRST FLOOR



Made with Metropix ©2025

Property Details

2 Bedrooms
1 Bathrooms
1 Reception Rooms
Flat

Approx. sq ft
EPC band: E
Tenure: Leasehold
Council Tax Band: B

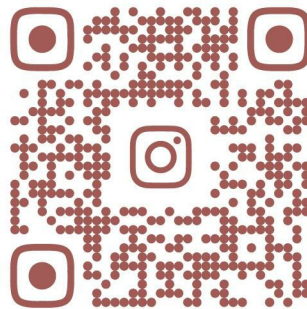
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