# Leigh Road, Leigh-On-Sea

£325,000

home.

# 10A Leigh Road

## Leigh-On-Sea
## SS9 1LD

2 1 1

- Impressive Two-Bedroom First Floor Apartment
- No Onward Chain
- Attractive Period Building In A Prime Position
- Overlooking Chalkwell Park
- spacious open-plan living and dining room
- Modern Contemporary Kitchen & Contemporary Bathroom
- Detached Garage & Additional Off-Street Parking
- Within Easy Walking Distance Of Leigh Broadway,

### Interested?

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

01702 480 033

Home Of Leigh are delighted to present this exceptional two-bedroom first-floor apartment, occupying a commanding position within an elegant period residence, on the highly sought-after Leigh Road. Perfectly placed opposite the leafy expanse of Chalkwell Park and moments from the heart of Leigh-on-Sea, this beautifully appointed home offers an enviable blend of coastal charm, convenience and parkland tranquillity.

The apartment's light-filled interiors and elevated outlook create an immediate sense of calm. The open-plan living and dining space is centred around a striking bay window, perfectly framing far-reaching views across the park and Thames Estuary beyond. Watch the seasons unfold over the cricket ground, rose gardens and mature greenery, while sea glimpses provide a constant reminder of this tranquil coastal setting.

Thoughtfully designed for modern living, this contemporary kitchen and two generous double bedrooms provide comfortable and versatile accommodation and the principal bedroom enjoys sweeping sea views, creating a peaceful retreat at the end of the day. The second bedroom benefits from direct access to a charming balcony overlooking the park - an ideal spot to enjoy sunny Sunday mornings with coffee in hand, as the park gently comes to life. A stylish modern bathroom completes the residence, while a well-maintained brick-built garage provides convenient off-street parking.

A location that delivers. Chalkwell Beach, the seafront, a short walk, the iconic pier and Leigh Broadway's celebrated collection of independent boutiques, artisan cafés, renowned restaurants and stylish bars are all close by. Prestigious schooling, including Chalkwell Hall Juniors and St Pierre, further enhances the appeal. Whether seeking a sophisticated coastal residence, a city escape or an elegant downsize opportunity, this residence excels.

## Accommodation Comprises:

The property is approached via communal entrance door with stairs leading to the first floor landing with private entrance door leading to:

## Entrance Hall:

20'1 x 7'1 (max)

A great size hall which is carpeted, radiator, doors to:

## Lounge/Diner:

14'9 x 13'11

A great size reception room with double glazed window to front aspect afforidng views over Chalkwell Park, carpeted, coved to smooth plastered ceiling, radiator, there is an additional bay window area measuring 7'2 x 5'3 which is also carpeted, raditaor.

## Kitchen:

14'1 x 7'1

Double glazed bay window to side aspect. The kitchen is fitted to include a stainless steel sink unit with mixer tap, inset into a range of work surfaces with cupboards and drawers beneath, built-in oven and four ring hob with extractor hood above, further range of matching eye level wall mounted units, radiator.

## Bedroom One:

16'9 x 13'1

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

## Bedroom Two:

15'1 x 9'1

Double glazed French doors to front aspect giving access to the balcony, carpeted, coved to smooth plastered ceiling, radiator.

## Bathroom:

9'6 x 7'2

Two double glazed obscure windows to rear aspect, modern suite comprising; bath with mixer tap, low level WC, pedestal wash hand basin, smooth plastered ceiling, radiator.

## Externally:

The property benefits from a detached garage with additional parking.

## Lease Information

Lease: 999 years remaining
Peppercorn ground rent
Service Charge: £900 Per Annum

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

FIRST FLOOR

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# Property Details

2 Bedrooms
1 Bathrooms
1 Reception Rooms
Flat

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

£325,000

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