



Canvey Road, Leigh-On-Sea  
£350,000

home.

# 72B Canvey Road

Leigh-On-Sea

SS9 2PA



- Large First Floor Apartment in the Heart of Leigh
- Two Double Bedrooms
- Contemporary Kitchen
- Modern Bathroom
- Large and Bright Lounge
- Private Rear Garden
- One Allocated Parking Space
- Garage to Rear
- Excellent Location in the Marine Estate Close to Leigh Broadway and a short walk to Leigh Train Station

## 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 Estate Agents are delighted to present this charming first-floor flat located on the sought-after Canvey Road in Leigh-On-Sea. This spacious property boasts a private entrance leading to a bright and welcoming landing, complete with two handy storage cupboards.

The flat features two generously sized bedrooms, one of which benefits from fitted storage, ensuring ample space for your belongings. The lounge is a delightful area, enhanced by a large window that allows natural light to flood in, creating a warm and inviting atmosphere. The modern kitchen is well-equipped, making it perfect for culinary enthusiasts, while the contemporary bathroom features a 'P' shaped bath and a luxurious rainfall shower, providing a relaxing retreat.

Externally, the property offers an allocated off-street parking space at the front, a private rear garden for outdoor enjoyment, and a garage to the rear, adding to the convenience of this lovely home.

Situated just a short stroll from Leigh Broadway, you will find an array of shops, cafes, and restaurants at your fingertips. Additionally, Leigh Train Station is within easy walking distance, making commuting a breeze. Families will appreciate being within the catchment area for the highly regarded West Leigh Infant and Junior School.

This flat presents an excellent opportunity for those seeking a comfortable and well-located home in Leigh-On-Sea. Don't miss your chance to view this delightful property.



#### **Accommodation Comprises**

The property commences with a block paved driveway providing one allocated parking space. Own entrance door leading to:

#### **Entrance Hall**

Carpeted, skirting, storage cupboard, double glazed obscure window to the side aspect, radiator, carpeted stairs leading to the first floor landing.

#### **First Floor Landing**

Carpeted, skirting, two ceiling lights, double glazed obscure window to side aspect, coved cornice, two storage cupboards, access to insulated loft, radiator. Doors to:

#### **Lounge**

15'7 x 11'11

Carpeted, skirting, dado rail, coved cornice, ceiling light and wall lighting, double glazed window to rear aspect, radiator.

#### **Kitchen**

10'11 x 8'10

Tiled effect lino flooring, skirting, ceiling light, double glazed window to the rear aspect. The kitchen is fitted to include a range of base units with rolled edge worksurfaces and matching eye level wall mounted units, inset one and a quarter sink with drainer and stainless steel mixer tap, integrated oven with four ring gas hob and extractor over, tiled splashback, space for washing machine.

### Bedroom One

11'11" x 11'0"

Carpeted, skirting, ceiling light, double glazed window to the front aspect, radiator.

### Bedroom Two

10'8" x 9'9"

Carpeted, skirting, ceiling light, double glazed window to the front aspect, storage cupboard, radiator.

### Bathroom

6'10" x 6'8"

Tiled effect lino flooring, skirting, ceiling light, extractor fan, double glazed window to side aspect, wash hand basin with vanity storage beneath, WC, P shaped panelled bath with shower and Rainfall shower attachment, heated towel rail.

### Externally

### Rear Garden

Private rear garden commencing with is laid to lawn and is accessed via side alleyway.

### Garage

Garage in block with up and over door.

### Lease Information

Lease: 144 years remaining

Ground Rent: £0

Service Charge: £0

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

### Agents Note

Tenant in situ and will be sold with vacant possession.

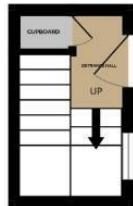




GROUND FLOOR  
191 sq.ft. approx.



1ST FLOOR  
709 sq.ft. approx.



TOTAL FLOOR AREA : 900 sq.ft. approx.  
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## Property Details

2 Bedrooms  
1 Bathrooms  
1 Reception Rooms  
Flat

Approx. sq ft  
EPC band: C  
Tenure: Leasehold - Share of Freehold  
Council Tax Band: C

£350,000

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home.



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[homeofleigh.com](http://homeofleigh.com)

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