



Victoria Drive, Leigh-On-Sea  
£375,000

home.

# 13a Victoria Drive

Leigh-On-Sea  
SS9 1SF



- Two Bedroom First Floor Apartment
- Own Rear Garden
- Lounge & Separate Modern Fitted Kitchen
- Heart Of Leigh
- Easy reach of Leigh Broadway
- Within Walking Distance To Seafront & Mainline Railway Station
- Located Within The Catchment Area For North Street School & Belfairs Academy

## Interested?

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

📞 01702 480 033



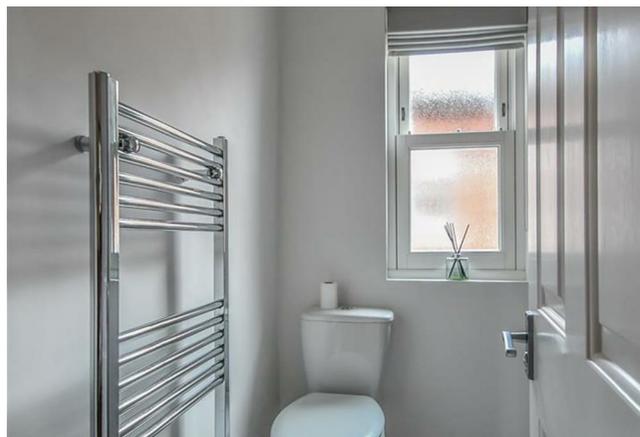
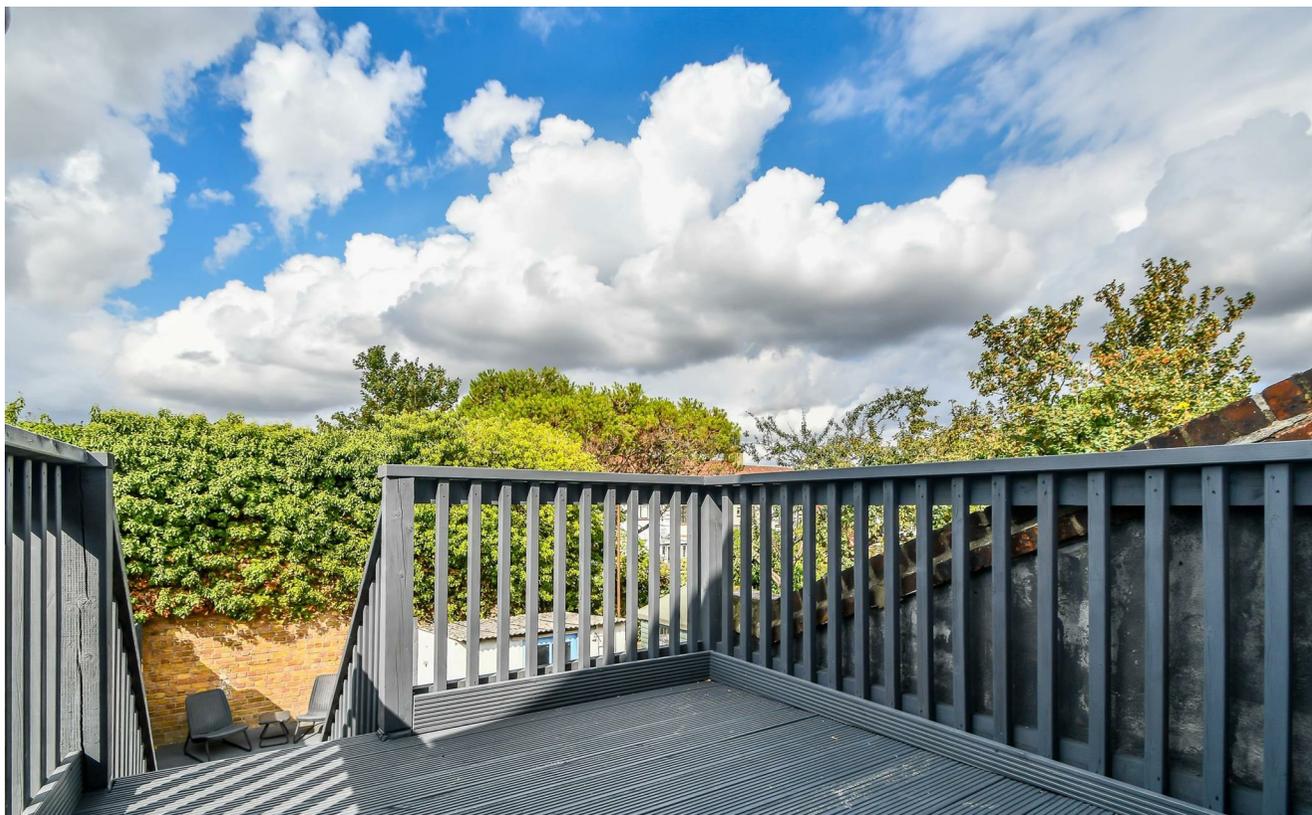
Home Estate Agents are delighted to offer to sale this two bed first floor flat with rear decked terrace & decked rear garden situated within a popular residential area.

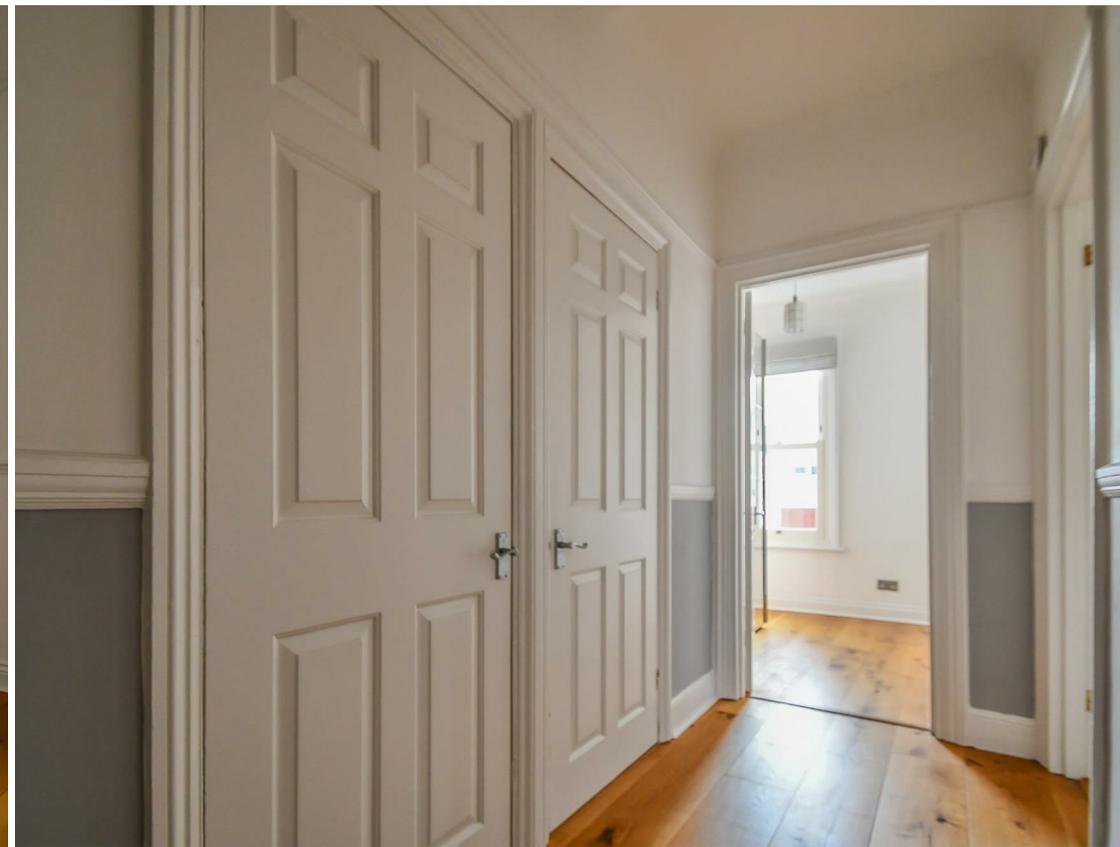
Entrance hall, stairs to first floor, lounge, two bedrooms, further reception room, bathroom/WC, rear garden.

The property is served by gas central heating and is fully double glazed throughout.

Situated in Victoria Drive, which is within the very heart of Leigh-on-Sea, this charming apartment is just a short stroll from local amenities which includes nearby parks, shops, seafront and mainline railway station - serving London Fenchurch Street for commuters. Also within walking distance is Leigh's fashionable Broadway and its array of bars, cafés, restaurants and popular boutiques.

Viewing recommended.





### Accommodation

The property is approached via private entrance door with glazed panels with stairs leading to the first floor into:

### Entrance Hall

A great size entrance hall with engineered wooden flooring, storage cupboards, access to part boarded loft. Coved ceiling, power points, radiator, doors to accommodation

### Lounge

14'6 x 11'7

Sash bay window to front aspect, engineered wooden flooring, feature cast iron fireplace with gas coal effect fire and slate hearth. Coved ceiling, picture rail, radiator, door to hallway.

### Kitchen

8'8' x 6'1

Galley style kitchen with Sash window to side aspect. The kitchen is fitted to include a one and a quarter sink with rolled edge work surfaces. A range of wall mounted and floor cupboards. Integrated oven and four ring gas hob with extractor fan above. Integrated fridge/freezer. Plumbing and space for washing machine. Laminate flooring, door to hallway.

### Reception Room

12'3 x 11'7

Large glass door to rear of property leading onto the balcony. Engineered wooden flooring, fitted multi-fuel burner with slate hearth. Fitted shelving in alcove, covered radiator.

### Bedroom One

12'5 x 10'11

Sash window to rear aspect, engineered wooden flooring, coved ceiling, power points.

### Bedroom Two

8'2 x 6'8

Sash window to front aspect, engineered wooden flooring, coved ceiling, power points, radiator, fitted mirrored wardrobe.

### Bathroom

6'6 x 5'1

Obscure sash window to side aspect, part-tiled walls, walk-in shower, hand basin, WC, tiled flooring, radiator.



### Externally

#### Rear Garden

The property benefits from having direct access to its own west facing rear garden, which commences with an attractive roof terrace to steps down to a decked patio area to the immediate rear.

#### Lease Information

Share Of Freehold  
Lease: 992 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 the property will be sold with vacant possession.



## Property Details

2 Bedrooms  
1 Bathrooms  
2 Reception Rooms  
Flat

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

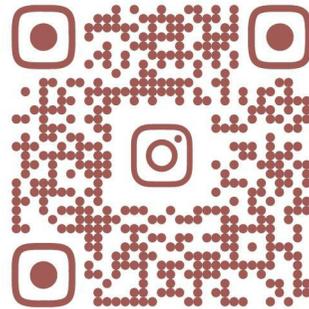
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[homeofleigh.com](http://homeofleigh.com)

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