



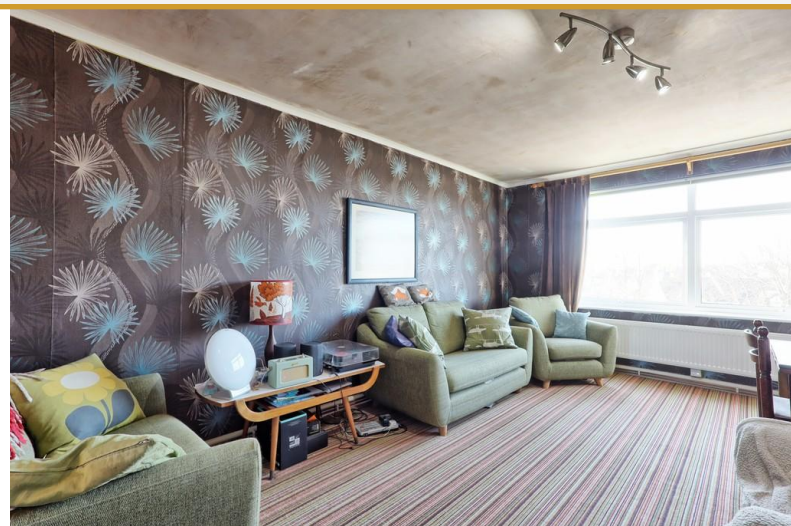
Brown & Brand



Hadleigh Road
Leigh-on-Sea, SS9 2LY

- Two Bedroom top floor apartment
- Ideal first time purchase
- Close to Leigh Broadway & Station
- Garage in block

GUIDE PRICE
£280,000-£300,000





Property Description

Situated in the highly sought-after Marine Estate and within close proximity to Leigh Broadway and the local train station, this spacious top-floor apartment is beautifully presented and offers an ideal blend of comfort and style. The property features an inviting entrance hallway, two generous double bedrooms, a John Lewis fitted kitchen, and a modern three-piece bathroom suite. The large lounge benefits from abundant natural light and offers charming glimpses of the estuary.

Additional benefits include access to communal gardens, a garage within the block, and parking available on a first-come, first-served basis, providing convenience and ease for residents.





ACCOMMODATION COMPRISES

Access to the property is via an entry phone system with stairs leading to the second floor. The entrance door, featuring an obscure glazed panel, opens into the:

ENTRANCE HALL

Wall-mounted thermostat and entry phone system. Storage cupboard housing gas and electric meters. Airing cupboard.



BEDROOM ONE

11' 51" x 9' 10" (4.65m x 3m) Double glazed window to the front aspect, radiator, fitted carpet, smooth plastered ceiling and fitted wardrobes.

BEDROOM TWO

13' 2" x 9' 10" (4.01m x 3m) Double glazed window to the rear aspect, radiator, fitted carpet and smooth plastered ceiling.



BATHROOM

Modern three-piece suite comprising WC, pedestal wash hand basin with mixer tap and bath with shower attachment. Partly tiled walls, lino flooring, heated towel rail and obscure glazed window to the rear.

KITCHEN

10' 7" x 6' 9" (3.23m x 2.06m) John Lewis fitted kitchen with modern eye and base level units and wooden work surfaces incorporating sink unit with mixer tap and drainer. Fitted electric oven with four-ring Neff induction hob above. Cupboard housing boiler, space and plumbing for washing machine. Integrated fridge and freezer. Cork tiled flooring, smooth plastered ceiling and double glazed window to the rear.



LOUNGE

16' 7" x 12' 6" (5.05m x 3.81m) Spacious living room with double glazed window to the front, fitted carpet, radiator, TV point and BT/CITY FIBRE connection. Smooth plastered ceiling and serving hatch to the kitchen.



OUTSIDE

Communal gardens to the front and rear.

PARKING AND GARAGE

Garage in block. Parking available on a first-come, first-served basis.

MATERIAL INFORMATION

Share of Freehold

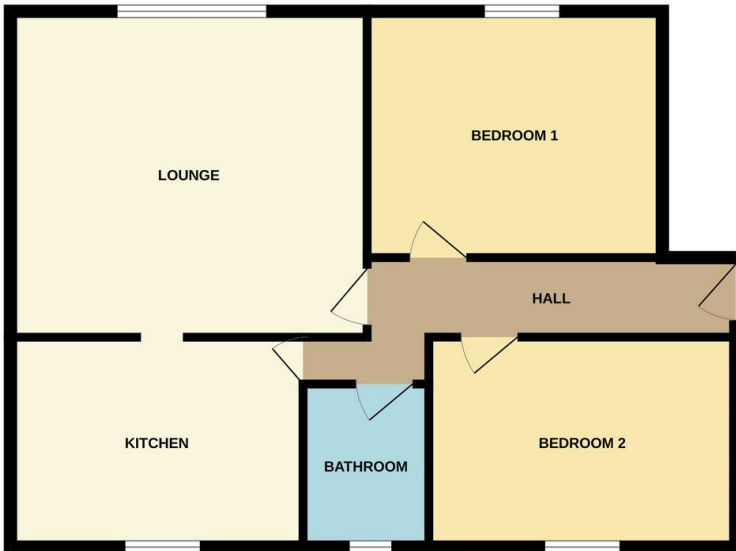
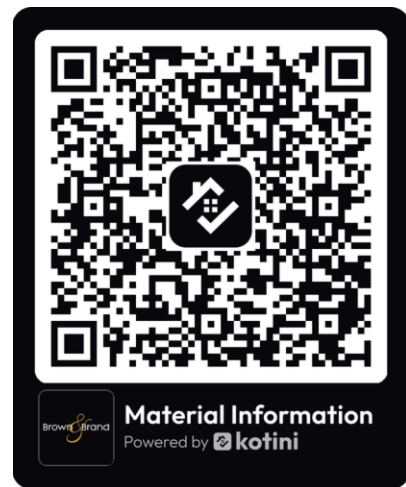
Lease Remaining - 141 years

Annual Service Charge - £1,622.28

Ground Rent - £22.88 annually.



GROUND FLOOR
728 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA: 728 sq.ft. (67.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.
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Energy performance certificate (EPC)			
Flat 12 Highfield Crossings Hadleigh Road LEIGH-ON-SEA SS15 2JT	Energy rating D	Valid until 8 March 2036	
		Certificate number 6256-1527-4500-4661-4202	

Property type: Top-floor flat
Total floor area: 64 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

[You can read guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\).](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.