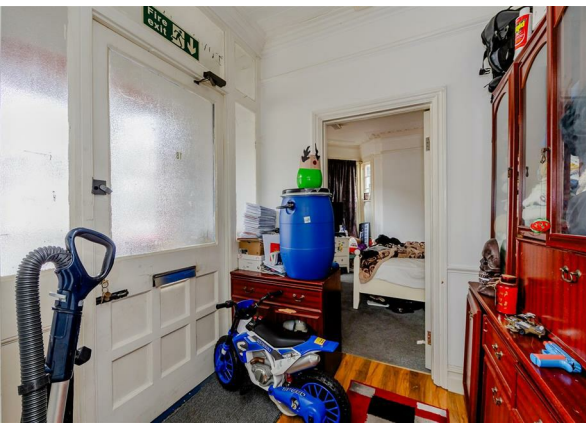


Leigham Court Drive, Leigh-On-Sea, SS9 1PS
Offers Over £760,000
Council Tax Band: B



Freehold investment and development opportunity comprising:

- No. 18 – Ground floor self-contained one-bedroom flat (formerly a long-established veterinary surgery, now converted to residential use).
- No. 18A – Self-contained studio flat with private garden.
- No. 18B – First-floor three-bedroom maisonette with private entrance, roof terrace and loft.
- Two cellar storage rooms.
- Rear parking area.
- Large rear plot with potential for further residential development, subject to obtaining the necessary planning permission.

The property occupies a substantial corner plot at the junction of Leigham Court Drive and Pall Mall and is being sold as a single freehold incorporating all three units (18, 18A and 18B). The current layout provides a total of five bedrooms (3-bedroom maisonette, 1-bedroom flat and 1 studio), together with three bathrooms, private outside space and off-street parking. Historic listings also describe the property as occupying a substantial corner plot and note its former use as a veterinary practice before conversion.

18A Council Tax Band B, EPC Rating D (58), Freehold
 18B Council Tax Band A, EPC Rating C (60), Freehold



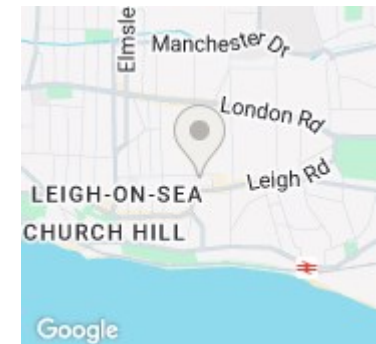
The Hive Sankey Street, Warrington, WA1

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	