



Rectory Grove, Leigh-On-Sea
£210,000

home.

75f Rectory Grove

Leigh-On-Sea
SS9 2HA



- Stunning First Floor Apartment in the Heart of Leigh on Sea
- Moments from Leigh Broadway and Leigh Station
- Spacious Lounge with Panoramic Views Across Leigh
- Large Double Bedroom with Sea Glimpses
- Modern Kitchen with Wine Fridge and Ample Storage
- Sea Glimpses from The Kitchen and The Bedroom
- Contemporary Bathroom with Bath and Shower
- No Onward Chain
- Ideal for First Time Buyers Professionals or Downsizers
- Short Walk to Old Leigh, Seafront, Cafés and Restaurants

Interested?

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

01702 480 033





**** Guide Price £210,000 - £220,000 ****

Home Estate Agents are delighted to offer for sale this stunning first floor apartment, perfectly positioned in the heart of Leigh-on-Sea and offering bright, stylish accommodation just moments from Leigh Broadway, Leigh Station and the seafront.

Ideal for first time buyers, young professionals or downsizers, this beautifully presented home enjoys an exceptional location with everything Leigh-on-Sea has to offer right on the doorstep. The spacious lounge is flooded with natural light through panoramic windows, enjoying elevated views across Leigh and creating a wonderful space to relax or entertain.

The generous double bedroom is beautifully bright and benefits from attractive sea glimpses, whilst the modern kitchen is well equipped with ample storage, a built-in wine fridge and space for a fridge/freezer, washing machine and tumble dryer. The kitchen window also enjoys sea glimpses, adding to the property's coastal charm.

Completing the accommodation is a contemporary bathroom with a bath and shower over, fully tiled walls and flooring, together with a large storage cupboard in the hallway providing excellent practicality.

Situated just a short walk from Leigh Station, Old Leigh and the vibrant array of independent cafés, restaurants, boutiques and bars along Leigh Broadway, this superb apartment offers the perfect opportunity to enjoy the sought-after Leigh lifestyle.



Accommodation Comprises

The property is approached via a communal entrance door into:

Communal Hallway

Wooden flooring, skirting, wall lighting, double glazed obscure window to the front aspect, stairs leading to the first floor landing.

First Floor Landing

Wooden flooring, wall lighting, double glazed window to front aspect. Private composite entrance door into:

Entrance Hallway

Carpeted, skirting, coved cornice, spotlighting, large storage cupboard, electric radiator. Doors to:

Lounge

Carpeted, skirting, coved cornice, two ceiling lights, five double glazed windows to the front, side and rear aspect offering estuary views, two electric radiators.

Bedroom

Carpeted, skirting, coved cornice, ceiling light, double glazed window to rear aspect with sea views, electric radiator.

Bathroom

Tiled flooring and walls, spotlighting, double glazed window to the rear aspect with estuary views, WC, wash hand basin, p-shaped bath with electric shower, extractor fan, electric heated towel rail.

Kitchen

Tiled flooring, skirting, coved cornice, ceiling light, double glazed window to the rear aspect with estuary views, storage cupboard, electric radiator. The kitchen is fitted to include a range of base units with rolled edge worksurfaces and matching eye level wall mounted units, tiled splashback, one and a

half sink with drainer and stainless steel mixer tap, space and plumbing for washing machine and tumble dryer, wine cooler fridge, space for fridge freezer.

Agents Note

The vendor has advised that a Section 20 notice relating to the roof works is in place and that their contribution towards these works will be

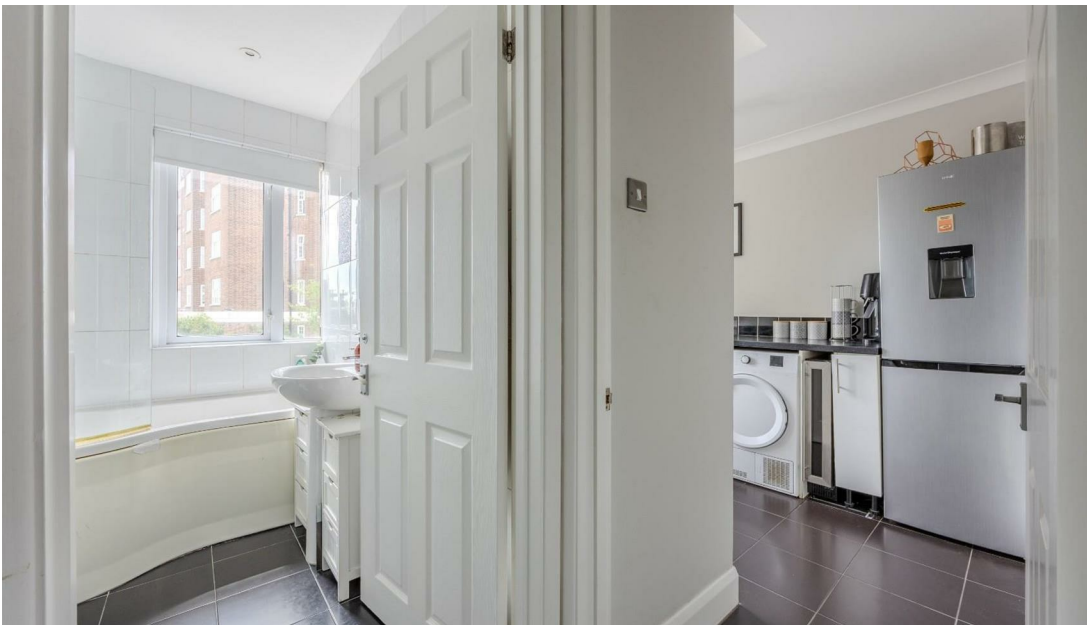
cleared upon completion.

Lease Information

Lease: 91 Years
Remaining
Ground Rent: £75pa
Service Charge: £125pcm

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





GROUND FLOOR
630 sq.ft. approx.



TOTAL FLOOR AREA : 630 sq.ft. approx.
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Property Details

1 Bedrooms
1 Bathrooms
1 Reception Rooms
Flat

Approx. 630.00 sq ft
EPC band: D
Tenure: Leasehold
Council Tax Band: A

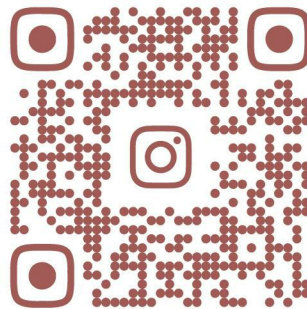
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homeofleigh.com

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Leigh-on-Sea, SS9 1AW

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