



FOR SALE

**Pavilion Drive,
Leigh-On-Sea SS9 3JS**

Asking Price £240,000 Leasehold Council Tax Band - C

2  1  1  656.60 sq ft

- First Floor Two Bedroom Apartment
- Quiet And Convenient Leigh-On-Sea Location
- Open Plan Kitchen And Lounge Area
- Integrated Appliances And Breakfast Bar
- Double First Bedroom With En-Suite Shower Room
- Versatile Second Bedroom Or Home Office
- Spacious Three Piece Suite Bathroom
- Allocated Parking Space Positioned At The Back Of Building
- Secure Fob Entry Through Gate And Communal Door
- Close To Leigh Broadway, Parks, Stations And Seafront

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

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Description

A wonderfully spacious two bedroom first floor apartment with no onward chain, is designed around easy, sociable living. The open plan kitchen and lounge creates an inviting central hub, complemented by sleek gloss cabinetry, integrated appliances and a breakfast bar. With two versatile bedrooms, an en-suite to the first bedroom and a generous three piece suite bathroom, it feels both stylish and practical.

The exterior arrangements add everyday ease and reassurance, with an allocated parking space and secure fob entry through both a gated approach and communal entrance door. This thoughtful level of security enhances the property's quiet setting, making it an appealing choice for buyers seeking convenience and peace of mind.

Pavilion Drive offers the best of Leigh-on-Sea living, combining a peaceful residential setting with easy access to Broadway cafés, boutiques, restaurants, transport links, parks and the coast. With Leigh-on-Sea and Chalkwell stations nearby, plus Belfairs Wood, Chalkwell Park, Old Leigh and the seafront within reach, the lifestyle on offer is exceptionally attractive.

Measurements

Kitchen/Lounge/Diner
7.35m x 3.52m (24'1" x 11'6")
Hallway
3.27m x 2.08m (10'8" x 6'9")
Bedroom 1
3.35m x 3.17m (10'11" x 10'4")
En-suite
0.90m x 2.96m (2'11" x 9'8")
Bedroom 2
3.26m x 2.15m (10'8" x 7'0")
Bathroom
2.23m x 2.43m (7'3" x 7'11")

Interior

Set within a peaceful first floor position, this beautifully spacious two bedroom apartment offers a superb sense of comfort, practicality and modern ease from the moment you step inside. The open plan kitchen and lounge forms the natural heart of the home, creating a wonderfully sociable setting for relaxed evenings, weekend entertaining and everyday living. The kitchen is smartly appointed with sleek gloss cabinetry, contrasting black work surfaces and a selection of integrated appliances, giving the space a polished, contemporary feel. A breakfast bar adds both style and function, providing the ideal spot for morning coffee, quick meals or casual conversation while cooking. The first bedroom is a double room, enhanced by sliding door wardrobes that provide storage without compromising the room's sense of space. The added benefit of an en-suite shower room gives this bedroom a private and practical edge. The second bedroom offers versatility to suit your needs, ideal as a younger child's bedroom, guest room, dressing room or dedicated work from home office. Completing the accommodation is a spacious part tiled bathroom, fitted with a bath and overhead shower, w/c and hand basin, offering everything needed for modern day convenience. The home has a secure entry system that is controlled with a panel located in the hallway.

Exterior

The property enjoys the valuable advantage of an allocated parking space positioned at the back of the building, making day-to-day living that much easier. For added peace of mind, the development benefits from secure fob entry through both a gated approach and communal entrance door, creating a reassuring sense of privacy and security.

Location

Positioned in a quiet yet convenient Leigh-on-Sea setting, placing residents within easy reach of the area's much-loved lifestyle attractions. Leigh Broadway, being approximately a 15 minute walk away, offers a vibrant mix of independent boutiques, cafés, restaurants and everyday amenities. For commuters, both Leigh-on-Sea and Chalkwell stations provide mainline rail services towards London Fenchurch Street, while local bus routes connect Leigh with Southend, Rayleigh, Hadleigh and surrounding areas. Green space is close at hand, with Belfairs Wood, Park and Nature Reserve, Blenheim Park and Chalkwell Park all within the wider local area, offering space for walks, fresh air and family time. The seafront, Old Leigh and the estuary are also within easy reach, perfect for coastal strolls, dining by the water and enjoying Leigh's distinctive character.

Tenure

Leasehold
Years remaining: 112
Annual service charge: £2,346
Annual ground rent: £335



FIRST FLOOR



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 operability or efficiency can be given.
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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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	82	82





Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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