



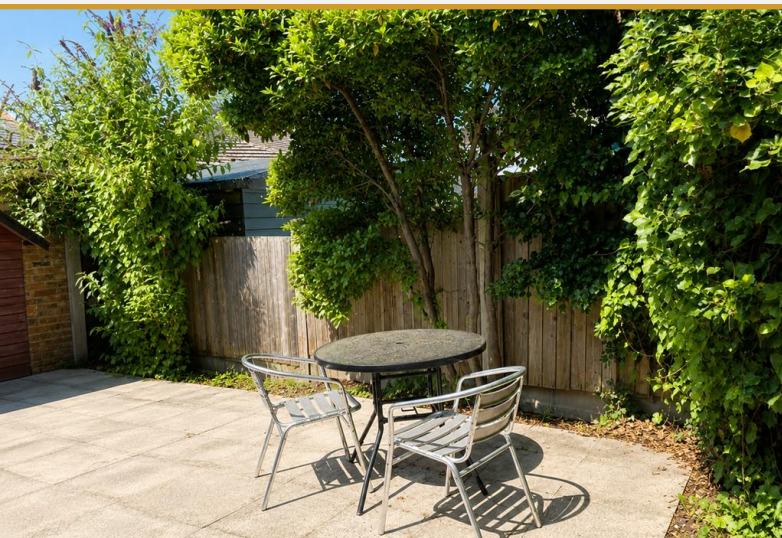
Brown & Brand



Hadleigh Road
Leigh-On-Sea, SS9 2LR

- Purpose Built 1st Floor 2 Bedroom Flat
- Sold With Freehold & Vacant Possession
- Own Front Door & Private West Facing Rear Garden
- Generous Proportioned Rooms
- Close To Excellent Transport Links & Shops

Offers In Excess Of £250,000





Property Description

Situated in the highly sort after Marine Estates and West Leigh & Belfairs school catchment area, south of the London Road. This spacious 1950's two bedroom first floor flat benefits from its own private front door, own rear garden space, UPVC double glazing, gas central heating and loft space. Offered with vacant possession and with the freehold, this is a great opportunity for a first time buyer, downsizer or investor. With generous proportioned rooms and large windows the flat benefits from plenty of natural light. The private west facing rear garden also offers sun for a majority of the day. The flat is perfectly positioned just a short distance from the heart of Leigh-on-Sea with it's good selection of restaurants, cafes, bars & boutique shops & Old Leigh. Excellent transport links on your doorstep , with bus routes outside the property and Leigh-on-Sea train station approximately 15 minute walk away making it ideal for commuters. The property would benefit from general upgrading, giving the new owner the opportunity to modernise and add their own personal touch.



ACCOMMODATION

Accommodation approached via Personal entrance door giving access to

ENTRANCE HALL

Carpet. Access to Stairs to 1st floor landing with fitted carpet and wooden handrail.

FIRST FLOOR LANDING

Carpet. Radiator. Access to loft. Doors to all rooms. Wall mounted thermostat control. Built-in airing cupboard. Double glazed UPVC window to side.

LOUNGE/DINER

18' 2" x 10' 4" (5.54m x 3.15m) Carpet. Radiator. Double glazed UPVC bay window to front aspect. Second radiator. Central chimney breast with tiled surround and gas fire.

BEDROOM ONE

13' 7" x 10' 4" (4.14m x 3.15m) Carpet. Radiator. Double glazed UPVC window to rear aspect

BEDROOM TWO

10' 5" x 8' 1" (3.18m x 2.46m) Carpet. Radiator. Storage cupboard and double glazed UPVC window to front aspect.

BATHROOM

Fitted with a white two-piece suite comprising of a panelled cast iron bath with an electric shower with a glass shower screen and a pedestal wash hand basin. Half height tiles to all walls, radiator and obscured doubled glazed UPVC window.

SEPARATE WC

Low flush suite. Obscure double glazed UPVC window.

KITCHEN

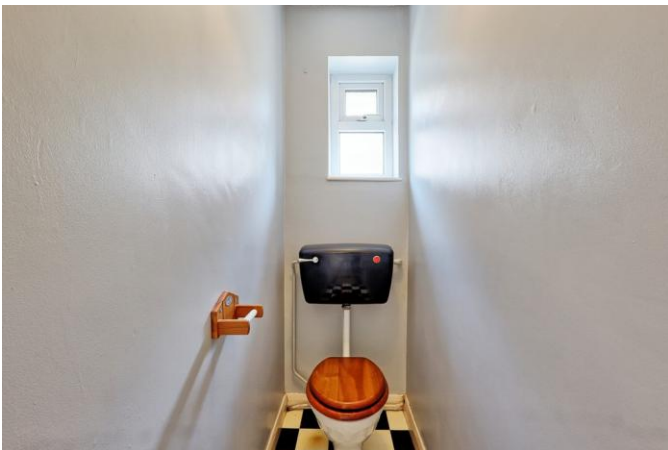
11' 2" x 8' 2" (3.4m x 2.49m) Fitted kitchen with a range of modern base and wall units, inset one & half bowl stainless steel sink & drainer and space for under counter fridge, freezer, freestanding cooker & plumbing for washing machine. Cushioned flooring. Half height tiling to all walls. Radiator. Double glazed UPVC window to rear aspect. White goods as shown in photos are to be sold with property.

LOFT

This very large loft accessed from the first-floor landing via a fitted loft ladder to a partially boarded space. This space could possibly be converted into another room subject to planning permission.

EXTERNALLY

24' 0" x 12 (approx.)' 0" (7.32m x 3.66m) The flat's west facing private rear garden is accessed via the pathway to the side of the property. It enjoys the sun for the majority of the day and is enclosed by a privacy fence containing shrubs, a patio and a wooden shed.





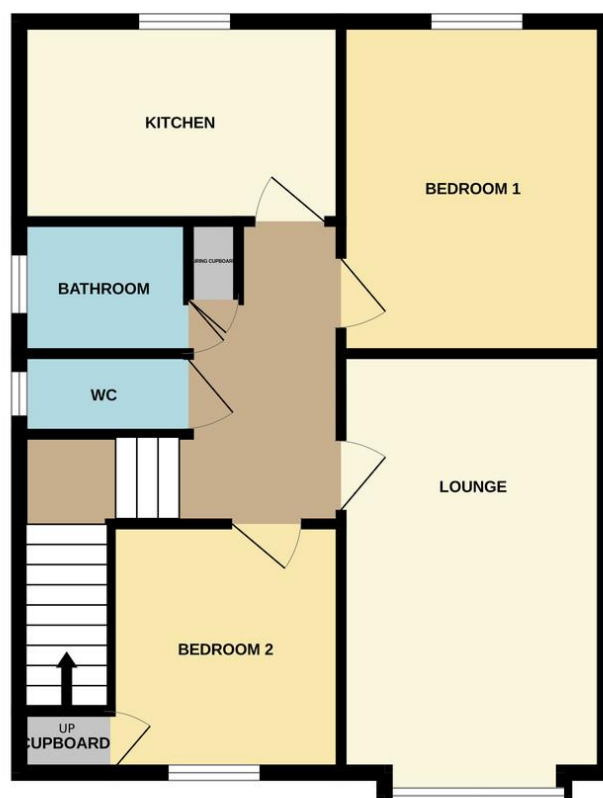
AGENTS NOTE

Flat 219 will be sold leasehold with 171 years left on the lease.
The freehold for flat 219 & 217 will be included within the sale

MATERIAL INFORMATION

Lease Remaining - 171 years
Annual Ground Rent - £75 (yearly)
Service Charges - NA

GROUND 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 performance certificate (EPC)			
219 Hadleigh Road LEIGH-ON-SEA SS9 2LN	Energy rating D	Valid until: 23 February 2036	Certificate number: 0300-2194-6320-2226-8931
Property type	Top-floor maisonette		
Total floor area	67 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).			
Energy rating and score			
This property's energy rating is D. It has the potential to be D.			
See how to improve this property's energy efficiency .			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	67 D
39-54	E		
21-38	F		
1-20	G		

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