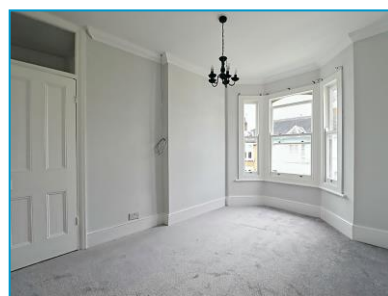
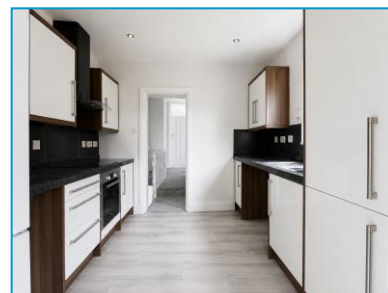




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Victoria Road, Leigh-On-Sea



Morgan Brookes believe - This superb two-bedroom first floor apartment offers prospective tenants the rare opportunity to rent a fantastic property in this highly desirable Leigh-on-Sea location moments away from Leigh Broadway's array of restaurants & bars and only 0.8 Miles to Leigh On Sea Mainline Station. This apartment boasts a modern fitted kitchen, two double bedrooms & is available immediately. This remarkable apartment should not be missed and should provide you with a wonderful home.

Key Features

- Available Now!
- First Floor Apartment.
- Two Double Bedrooms.
- Recently Updated.
- Modern Fitted Kitchen.
- Highly Desirable Leigh-on-Sea Location.
- Positioned Moments From The Broadway.
- 0.8 Miles from Leigh on Sea Mainline Station.
- Household Income: £37,400+ PA Required For Affordability.

**Monthly Rental Of
£1,350**

T 01268 755 626 E info@morganbrookes.co.uk A 105 High St | Benfleet | SS7 1ND



morganbrookes.co.uk

Victoria Road, Leigh-On-Sea

Entrance

Obscure double glazed paneled door to:

Hallway

21' 4" x 2' 8" (6.50m x 0.81m)

Carpeted stairs to first floor.

First Floor Landing

15' 3" x 5' 2" (4.64m x 1.57m)

Built in storage cupboard, radiator, carpet flooring, smooth ceiling incorporating loft access, doors to:

Kitchen

10' 11" x 9' 10" (3.32m x 2.99m)

Double glazed window to side aspect, fitted range of base & wall mounted units, roll top work surfaces incorporating 1 & 1/2 bowl stainless steel sink & drainer unit with mixer tap, 4 point electric hob with extractor over, fitted oven, space & plumbing for appliances, splash back tiling, cupboard housing meters, combi boiler, smooth ceiling incorporating downlights, wood effect laminate flooring, opens to:

Living Room

10' 6" x 10' 5" (3.20m x 3.17m)

Double glazed window to rear aspect, radiator, wall mounted TV connection, wall lights, coving to smooth ceiling, wood effect laminate flooring.

Bedroom 1

14' 1" x 10' 4" (4.29m x 3.15m)

Double glazed bay window to front aspect, radiator, coving to smooth ceiling, carpet flooring.

Bedroom 2

11' 11" x 10' 3" (3.63m x 3.12m)

Double glazed window to rear aspect, radiator, wall lights, coving to smooth ceiling, carpet flooring.

Bathroom

8' 8" x 5' 8" (2.64m x 1.73m)

Double glazed window to front aspect, paneled bath with raised shower system & shower screen, pedestal hand basin, low level WC, stainless steel heated towel rail, complimentary tiling to walls, smooth ceiling, wood effect laminate flooring.

Front Garden

Low boundary wall, path leading to front door, remainder being laid to lawn.

Additional Information

Deposit £1,557.69

Holding Deposit £311.54

Included bills/services: None

Additional Charges: None

Services Connected: Gas, Electricity, Water, Mains Drainage

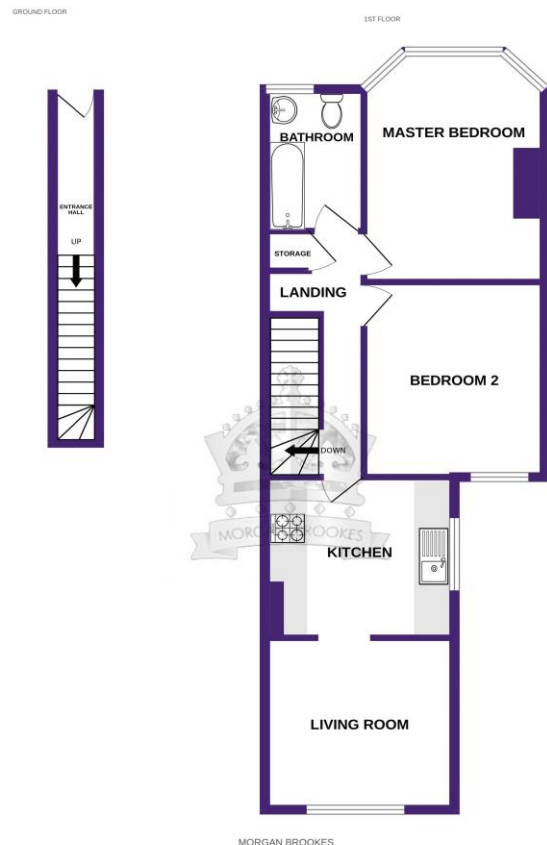
Heating type: Gas Central Heating

Broadband Availability: Standard / Superfast / Ultrafast

Tenancy Type: Assured Periodic Tenancy

EPC Rating: C

Restrictions: No smoking permitted inside the property.



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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Local Authority Information

Southend-on-Sea City Council

Council Tax Band: B

Sales | Lettings | Property Management
01268 755626 morganbrookes.co.uk

Monthly Rental Of
£1,350

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.