



Leigham Court Drive, Leigh-on-Sea
£1,250 PCM

home.

125a Leigham Court Leigh-on-Sea SS9 1PT



- Two Bedroom Flat
- Lounge & Separate Kitchen
- Direct Access To A West-Facing Rear Garden
- Within A Short Stroll Of Nearby Seafront & Mainline Railway Station
- Close Proximity To Leigh Broadway

Interested?

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

📞 01702 480 033



Home Estate Agents are delighted to offer to Let, this charming two-bedroom flat, which offers a perfect blend of comfort and convenience. The property features a spacious lounge, providing an inviting space for relaxation and entertainment. Adjacent to the lounge is a separate kitchen, ideal for those who enjoy cooking and hosting.

One of the standout features of this flat is the direct access to a west-facing garden. This outdoor space is perfect for enjoying the afternoon sun, making it an excellent spot for al fresco dining or simply unwinding in a tranquil setting.

With its well-proportioned rooms and thoughtful layout, this flat is perfect for small families, couples, or individuals seeking a peaceful retreat in a vibrant community. The location is well-connected, offering easy access to local amenities, shops, and transport links, ensuring that everything you need is within reach.

Available early June.



Accommodation Comprises

Covered entrance porch to part opaque double glazed lead light replacement entrance door to:

Hallway

Coving cornice, down lighters, picture rail, built in understairs storage cupboard, two radiators, oak wood flooring. Stripped wood doors to:

Lounge

15'7 x 10'10

Double glazed lead light bay window to the front, coving cornice, feature decorative open fireplace with tiled inserts, wood surround and mantle, radiator and oak wood flooring.

Kitchen

7'10 x 5'10

Window and stable door to the side, Butler sink with mixer tap in granite worksurfaces, space for domestic appliances, breakfast bar, base and cupboard units and matching eye level wall cabinets, integrated four ring gas hob with oven below and extractor above, tiled splash backs, cupboard concealing gas boiler serving heating and hot water (n/t), oak wood flooring.

Bedroom One

12'0 x 7'7

Double glazed window to the side, coving cornice, radiator.

Bedroom Two

10'0 x 6'5

Double glazed window to rear, coving cornice, picture rail, radiator.

Bathroom

6'9 x 5'6

Opaque double glazed window to the rear, coving cornice, white suite of panelled bath and separate thermostatically controlled shower over, pedestal wash hand basin, close coupled WC, tiled splashbacks, radiator and laminate wood flooring.

Externally

Front Garden

Retaining wall, flower and shrub borders.

Rear Garden

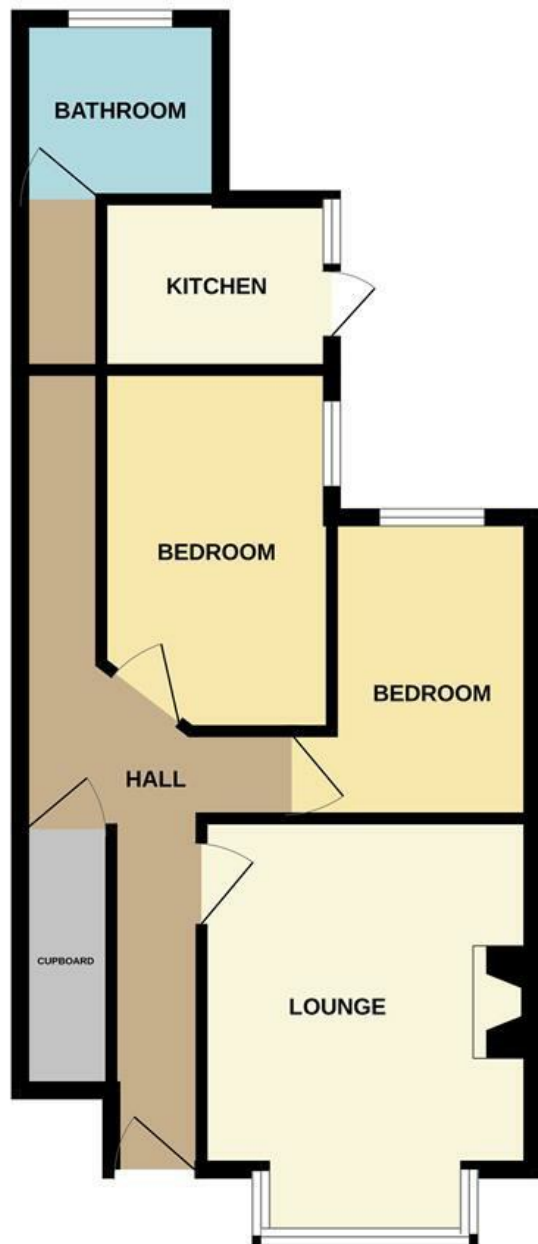
West facing rear garden with direct access from the kitchen, pedestrian side access. Commencing with decking with the remainder being paved and shrubs to the boundary.

Agents Note

After the 01st February 2016 all applicants over the age of 18 years old will need to undergo "Right to rent" checks. Please note that some properties may be advertised using images and details which were taken in the past and therefore a viewing is the always strongly recommended. After 01st June 2019, the tenancy deposit will be the equivalent of five weeks rent (subject to the monthly rental amount). The tenancy deposit is calculated at the monthly rental amount, multiplied by 12 (number of months in the year), divided by 52 (number of weeks in the year), multiplied by 5.



GROUND FLOOR



Property Details

2 Bedrooms
1 Bathrooms
1 Reception Rooms
Flat

Approx. sq ft
EPC band: D
Tenure:
Council Tax Band: B

£1,250 PCM

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