



Brown & Brand



London Road
Leigh-on-Sea, SS9 2UR

- Charming character two double bedroom apartment
- Centrally located for shops, bus routes and Station
- Attractive lounge and modern fitted Kitchen/diner with french doors to balcony
- Parking to rear

Guide Price £290,000-£295,000

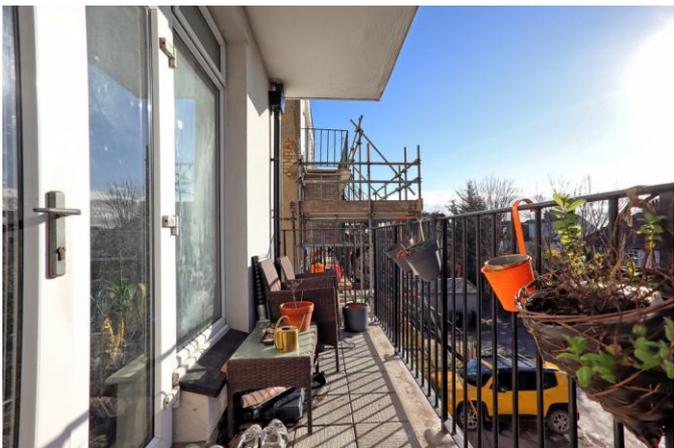




Property Description

GUIDE PRICE £290,000 - £295,000

Centrally located within easy reach of local shops, convenient bus routes and Leigh-on-Sea's mainline railway station, this surprisingly spacious character two-bedroom apartment offers well-presented accommodation ideal for first-time buyers, commuters or investors alike. The property welcomes you with a generous entrance hall featuring useful storage. There are two excellent-sized double bedrooms, along with an attractive and comfortable lounge perfect for relaxing or entertaining. The tiled three-piece bathroom is well appointed, while the impressive kitchen/diner is fitted with a range of units and built-in appliances, providing ample space for dining. Patio doors from the kitchen/diner open onto a small balcony, with rear access leading directly to the allocated parking bay. Further benefits include UPVC double glazing, upgraded central heating, and the property is offered in good decorative order throughout. An internal viewing is highly recommended to fully appreciate the space and convenient location on offer.





ACCOMMODATION

Accommodation approached via security communal entrance door with stairs to all floors. Personal entrance door with security entry phone system giving access to

ENTRANCE HALL

Carpet. Radiator. Picture rail. Flat plastered ceiling. Doors to all room. Built-in storage cupboard.

LOUNGE

15' 8" x 12' (4.78m x 3.66m) Carpet. Radiator. Picture rail .UPVC double glazed led light window to front. Ornamental central chimney breast.



BEDROOM 1

13' 4" x 11' 9" (4.06m x 3.58m) Carpet. Radiator. UPVC doubled glaze window to rear. Picture rail. Flat plastered ceiling

BEDROOM TWO

13' 6" x 9' 5" (4.11m x 2.87m) Carpet. Radiator. UPVC double glazed lead light window to front. Flat plastered ceiling



BATHROOM

Fitted in a white three piece suite comprising tiled panelled bath with mixer shower attachment and glass screen, pedestal wash hand basin and close coupled WC. Tiled floor. Tiling to most walls. Stainless steel towel/radiator. Flat plastered ceiling. Two obscure double glazed UPVC windows two side.

KITCHEN/DINER

14' 2" x 12' 5" (4.32m x 3.78m) Fitted in range of modern kitchen cupboards to ground and eye level with composite worktops over. Inset oven and grill with induction hob over with glass splashback. Inset butler style sink with mixer tap. Space and plumbing for washer dryer. Integrated fridge and freezer. Concealed boiler serving domestic hot water and central heating systems (not tested) tiled floor. Radiator. Built-in display unit and storage. UPVC double glazed French doors with matching windows to balcony and rear fire escape with distant estuary views.



PARKING

Set to rear accessed vis Thames drive providing space for one car.



LEASE INFORMATION

Lease length 158 unexpired
 Service charge £1274.28 PA
 Insurance £624.22 PA
 Ground Rent £40 PA

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)		
1514a London Road LEIGH ON SEA SS9 2JR	Energy rating C	Valid until: 11 November 2034 Certificate number: 9421-3943-1209-4404-4204
Property type	Mid-floor flat	
Total floor area	93 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

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

