1st Call
SALES AND LETTINGS









St. Lawrence Gardens, Leigh-On-Sea, SS9 5YE

£249,000 - Leasehold

Spacious top floor 2-bed apartment! Lounge, 2 doubles, study/dressing room, modern kitchen & bathroom, garage. Near Eastwood Park & schools. 116yr lease. No onward chain, must view!

We are delighted to present this spacious two-bedroom top floor apartment, perfectly positioned in a highly sought-after location close to Eastwood Park and is being offered with no onward chain. The property falls within the catchment areas for both Eastwood Primary School and Nursery as well as The Eastwood Academy, making this ideal for young families and first time buyers alike. Beautifully presented throughout, the generous accommodation offers far more than typical two-bedroom apartments. The spacious lounge creates a bright and welcoming living environment, while two comfortable double bedrooms provide excellent accommodation. A particular highlight is the additional study/dressing room - a versatile space perfect as a home office, walk-in wardrobe, or children's playroom. The contemporary fitted kitchen and modern bathroom complete the interior with quality fixtures and stylish finishes throughout. Top floor positioning ensures excellent natural light, peaceful living, and enhanced privacy. Practical benefits include a garage in a nearby block providing secure vehicle parking or additional space for storage - a valuable asset. With 116 years remaining on the lease, this property offers excellent long-term security and eliminates any mortgage lending concerns. This exceptional apartment combines generous space, quality presentation and a great location and we highly recommend viewing to appreciate the space and quality this outstanding property offers.

Accommodation Comprising

Front door with security entryphone system leading to communal entrance with staircase to second floor landing. Own front door to...

Entrance Hall

Two built in storage cupboards, laminate wood flooring with electric underfloor heating, smooth plastered ceiling with inset spotlights, doors off to...

Lounge 13'6 x 13'2 (4.11m x 4.01m)



Large double glazed window to rear, radiator, laminate wood flooring, smooth plastered ceiling...



Bedroom 2 13'3 x 11'4 (4.04m x 3.45m)



Double glazed window to side, radiator, smooth plastered ceiling with inset spotlights...



Kitchen 10' x 8'8 (3.05m x 2.64m)



Range of modern grey high gloss base units with complementing working surfaces over, inset single drainer sink unit, integrated gas hob with oven below and extractor hood over, space and plumbing for washing machine and dishwasher, further space for fridge/ freezer and tumble dryer, matching range of wall mounted units, tiled splashbacks and flooring, smooth plastered ceiling with inset spotlights, double glazed window to side...

Bedroom 1 13'6 x 10'2 (4.11m x 3.10m)



Double glazed window to rear, radiator, smooth plastered ceiling with inset spotlights, door to...



Study/ Dressing Room 7'10 x 7'8 (2.39m x 2.34m)



Double glazed window to rear, wall mounted electric heater, laminate wood flooring, smooth plastered ceiling with inset spotlights...

Bathroom 7'7 x 5'8 (2.31m x 1.73m)



White suite comprising panelled bath with electric shower unit over, pedestal wash hand basin, low level W.C., heated towel rail, tiled splashbacks, laminate wood flooring, obscure double glazed window to rear...

Externally



Own garage in block with up & over, street parking available., well tended communal gardens surrounding property..



Important Information & Property Images

These sales particulars are provided in good faith and are intended as a general guide only. Whilst every effort has been made to ensure the accuracy of the information, they do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Buyers should satisfy themselves, by inspection or otherwise, as to the accuracy of all information before proceeding.

Some property photographs may have been digitally enhanced for marketing purposes. This may include adjustments to brightness, colour balance, perspective correction, sky replacement, removal of temporary or personal items, virtual decluttering, or other minor cosmetic editing. Artificial Intelligence (AI) assisted editing tools may also be used to carry out these enhancements.

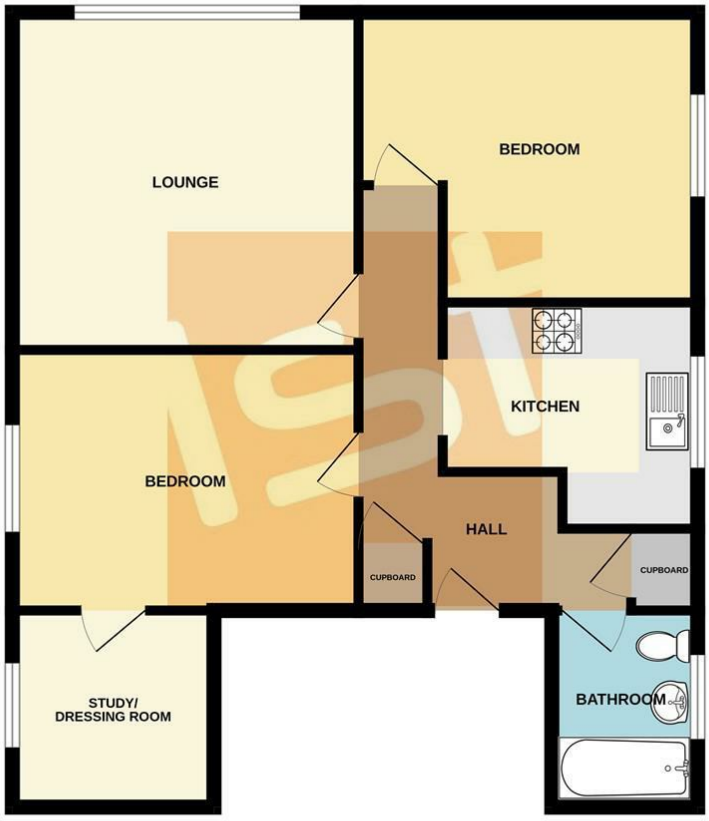
No structural alterations, changes to room dimensions, permanent fixtures, layout or material features of the property are created or intentionally misrepresented. Where images have been digitally enhanced, they are intended solely to present the

property in a clear and realistic manner and not to mislead prospective purchasers.

Prospective buyers are encouraged to inspect the property personally to satisfy themselves as to its condition, layout and suitability.

Floor Plan

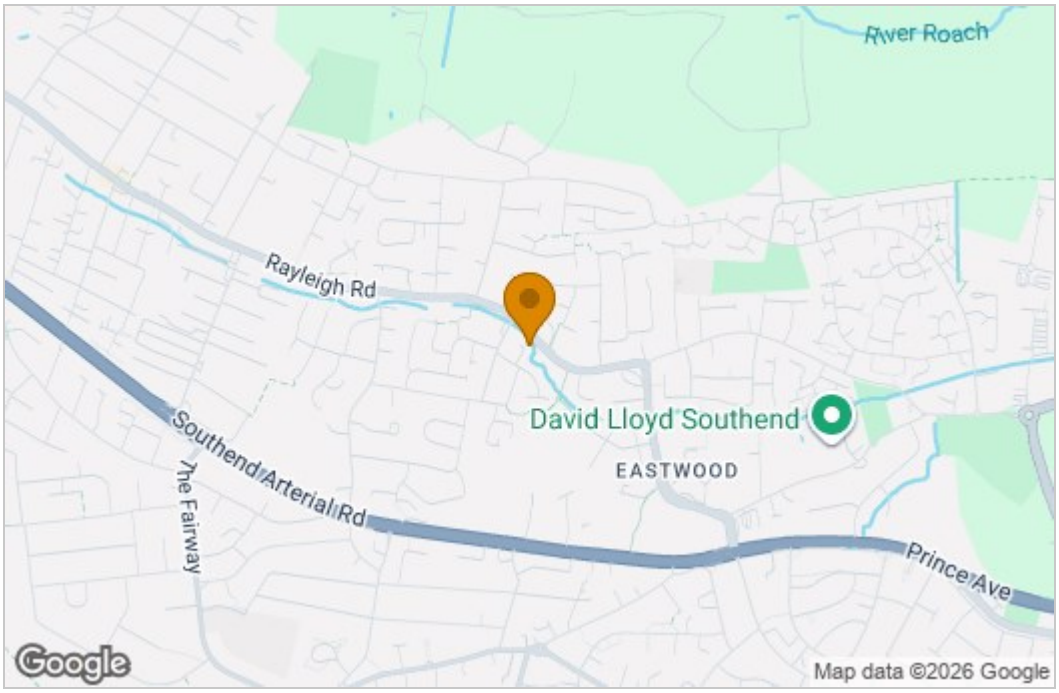
SECOND FLOOR
731 sq.ft. (67.9 sq.m.) approx.



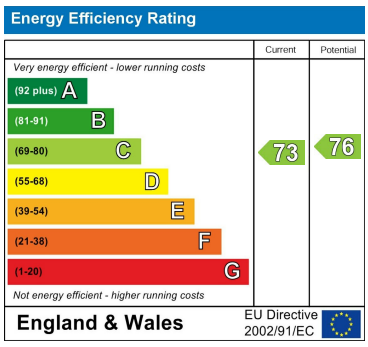
TOTAL FLOOR AREA : 731 sq.ft. (67.9 sq.m.) approx.

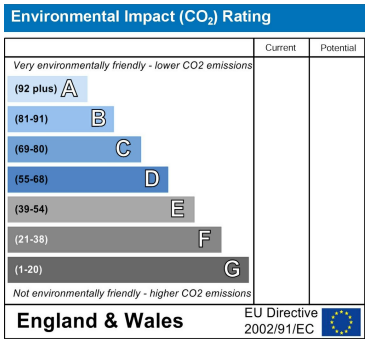
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph





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193 Woodgrange Drive, Southend On Sea, Essex, SS1 2SG
Tel: 01702616416 Email: info@1stcallproperty.com https://www.1stcallproperty.com