



SHARE OF FREEHOLD \* NO ONWARD CHAIN \* OWN PRIVATE REAR GARDEN \* Enjoying a prime position on the highly desirable London Road in Leigh-on-Sea, this beautifully presented ground-floor apartment places you right at the center of one of Essex's most vibrant and sought-after locations. Just a short walk from the iconic Leigh Broadway, you'll have an incredible selection of stylish cafés, renowned restaurants, boutique shops, bars, and local amenities right on your doorstep, creating the perfect blend of convenience and lifestyle.

Internally, the property offers two spacious double bedrooms, a bright and airy lounge ideal for both relaxing and entertaining, and a modern fully fitted kitchen finished with contemporary appliances.

The apartment also benefits from a private rear garden — a rare and highly attractive feature in such a central location — providing the perfect outdoor space for dining, socialising, or simply unwinding.

For those needing to commute, excellent transport links are close by, including easy access to major bus routes and Leigh Station with direct connections into London.

Combining generous living accommodation, private outdoor space, and an unbeatable Leigh-on-Sea location, this fantastic apartment is perfectly suited for first-time buyers, professionals, downsizers, or investors alike.

- Beautifully presented ground floor flat
- Own private rear garden
- Fully fitted kitchen
- Close to Leigh Broadway and London Road shopping facilities
- No onward chain
- Two double bedrooms
- Large lounge
- Well-sized bathroom
- Access to major bus links and Leigh Station for London commuters
- Share of freehold

## London Road

Leigh-on-Sea

**£230,000**

Price Guide



# London Road



## Frontage

Brick wall perimeter, side access to the rear garden, door to:

## Entrance Hallway

Smooth ceiling with inset spotlights, double-glazed entrance door to the side, radiator, wood effect laminate flooring, door to:

## Lounge

13'11 x 10'6

Smooth ceiling with a pendant light, picture rail, double-glazed window to the front, feature fireplace with a stone surround and an electric fire, radiator, wood effect laminate flooring, double-glazed French doors leading to:

## Kitchen

12'10 > 9'3 x 9'11

Smooth ceiling with a pendant light, double-glazed window to the rear overlooking the garden. Modern kitchen comprising of; wall and base level units with a roll edge granite effect worktop, wall mounted boiler, inset oven and grill with a four ring gas hob and an extractor fan above, inset stainless steel sink and drainer with a chrome mixer tap, two-seater breakfast bar, washing machine, storage cupboards, tiled splashbacks, tiled flooring.

## Bedroom One

12'11 x 10'8

Smooth ceiling with a pendant light, double-glazed French doors to the rear leading out to the garden, space for a floor-to-ceiling wardrobe, radiator, wood-effect laminate flooring.

## Bedroom Two

9'11 x 8'11

Smooth ceiling with a pendant light, double-glazed window to the rear overlooking the garden, obscured double-glazed window to the side, space for a floor-to-ceiling wardrobe, radiator, wood-effect laminate flooring.

## Bathroom

Smooth ceiling with inset spotlights, obscured double-glazed window to the side, panelled bath with a shower hose over, pedestal wash basin, radiator, fully tiled walls, tiled flooring.

## Separate WC

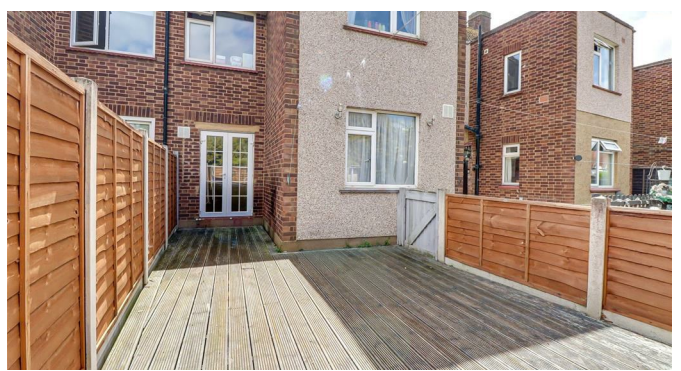
Smooth ceiling with a pendant light, obscured double-glazed window to the side, low-level wc, wall-mounted wash basin, wall-mounted chrome heated towel rail, fully tiled walls, tiled flooring.

## Private Rear Garden

Commences wooden decking with an outside seating area ideal for entertaining, fencing to either side and rear for privacy, outside tap, outside lighting, side access back to the front driveway.

## Agents Notes:

Council tax band: B

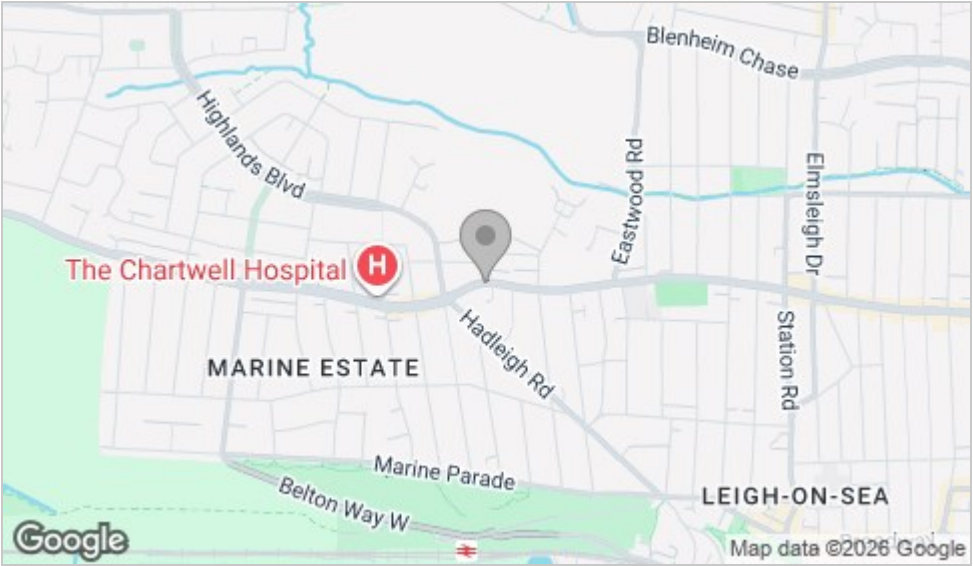


# Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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 suitability or efficiency can be given.  
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# Area Map



# Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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# Energy Efficiency Graph

