



Leigham Court Drive, Leigh-On-Sea
£320,000

home.

60a Leigham Court

Leigh-On-Sea

SS9 1PU



- Stylish Two Bedroom First Floor Flat
- Superb Location in the Heart of Leigh-on-Sea
- Private Rear Garden with Charming Pond
- Large Garden Room Currently Used as Office, Games Room and Bar
- Spacious Bay Fronted Lounge
- Generous Kitchen with Excellent Storage
- Double Bedroom Plus Good Size Single Bedroom
- Attractive and Well Presented Three Piece Bathroom
- Moments from Leigh Broadway
- Easy Reach of Chalkwell Station, Chalkwell Park and the Seafront

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 for sale this stylish and surprisingly spacious two bedroom first floor flat, perfectly positioned in the heart of Leigh-on-Sea and benefiting from its own private rear garden and a substantial garden room currently arranged as an office, games room and bar.

The property is approached via an attractive frontage with a storm porch and communal entrance, with stairs rising to an impressive first floor landing that immediately gives the flat a wonderful sense of space.

The accommodation includes a large bay-fronted lounge, providing a bright and comfortable main living space with plenty of room for both relaxing and dining. The kitchen is also a generous size, offering ample worktop and storage space, while the stylish three piece bathroom is beautifully presented.

There are two bedrooms, comprising a well-proportioned double bedroom and a good size single, ideal as a child's room, guest bedroom or dedicated home office.

One of the property's biggest advantages is the private rear garden, an increasingly rare feature for a flat in such a central Leigh location. Designed for relatively easy maintenance, it includes a charming pond and a substantial garden building. Currently used as a combination of office, games room and bar, this is a fantastic additional space for working from home, entertaining or simply escaping from the main accommodation.

The location is superb. Leigh Broadway and its excellent collection of independent shops, cafés, bars and restaurants are just moments away, while Old Leigh, Chalkwell Park and the seafront are all within easy reach. Chalkwell Station is also conveniently accessible, providing direct services into London Fenchurch Street.



Accommodation Comprises

The property commences with a communal checkerboard tile pathway leading to the shared storm porch.

Communal Storm Porch

Tiled floor & part tiled walls, wooden door with obscure glass panel into the entrance hallway.

Entrance Hallway

Carpet flooring, skirting, cornicing, pendant ceiling light. Wooden door with a stained glass panel leading into the property. Carpeted stairs a wooden handrail leading to the landing

First Floor Landing

Carpet flooring, skirting, radiator, spot light lighting. Doors to bedroom one, bedroom two, lounge, bathroom & kitchen. Access to the loft which has a drop down loft ladder.

Bedroom Two

To the front of the property, carpet flooring, skirting, picture rail, pendant ceiling light, radiator, double glazed oriel bay window to the front aspect.

Lounge

Carpet flooring, skirting, picture rail, cornicing, ceiling light with ceiling rose, radiator, double glazed bay window to the front aspect, feature fireplace with a terrazzo effect marble hearth & surround & wooden mantle.

Bedroom One

Carpet flooring, skirting, ceiling light, radiator, double glazed window to the rear aspect.

Bathroom

Wooden floorboard flooring, stone effect tiled walls, spot light lighting, heated towel rail, double glazed obscure window to rear aspect, bath with shower screen & shower attachment, rainfall showerhead, sink, toilet, spot light lighting, mirrored vanity unit.

Kitchen

To the rear of the property, wood effect lino flooring, skirting, spot light lighting, double glazed bay window to the rear aspect, radiator, The kitchen has a wood effect work surface with a matching back splash, base & wall cabinets, inset sink with a drainer and stainless steel mixer tap over, space & plumbing for washing machine, space for fridge/freezer, four ring gas hob & fitted oven, glass back splash, extractor fan.

Externally

Rear Garden

The rear garden is accessed via the side alleyway, decked, large outbuilding, pond with a pump system.

Outbuilding

Wooden cladded to the exterior, carpet flooring, wall panelling, lighting, single glazed window to the front aspect, single glazed door to the front aspect, bar area, power & lighting.

Lease Information

Lease: 199 years with 141 years remaining

Ground Rent: £12 per year

Service Charge: £0

Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.





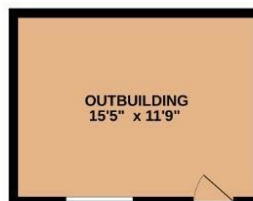
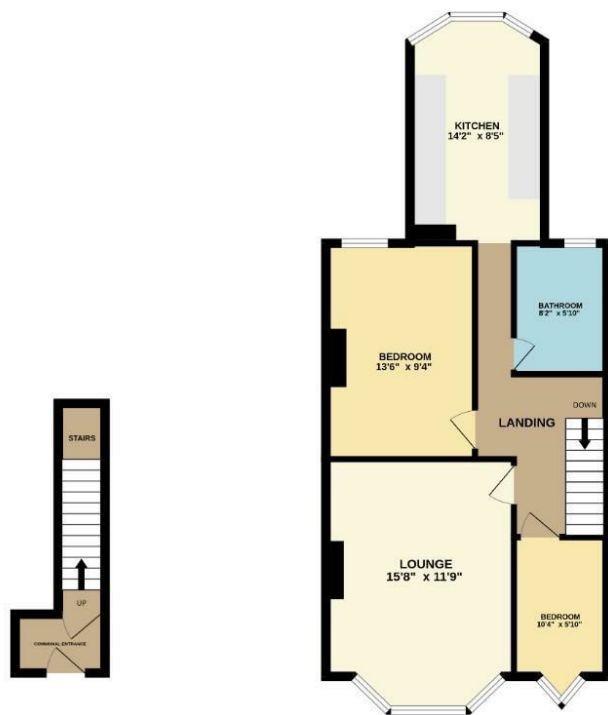




GROUND FLOOR

1ST FLOOR

2ND FLOOR



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Property Details

2 Bedrooms
1 Bathrooms
1 Reception Rooms
Flat

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

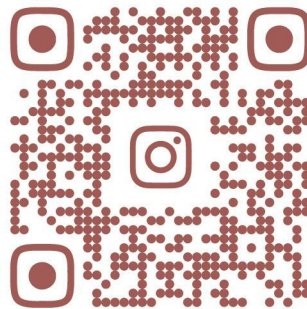
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