



Carlton Drive, Leigh-On-Sea  
£355,000

home.

# 9 Carlton Drive

Leigh-On-Sea  
SS9 1DE



- Beautiful Ground Floor Flat
- Private West Facing Garden
- Character Features Throughout with Decorative Ceilings, Cornicing and Roses
- Two Great Size Double Bedrooms
- Modern Kitchen with Fitted Appliances
- Stylish Bathroom
- Ample Storage
- Offered with No Onward Chain
- In the Catchment for Chalkwell Hall Infant and Junior School
- Superb Location Close to Leigh Broadway, Chalkwell Train 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 present this well appointed ground floor flat, nestled in the heart of Leigh-on-Sea. A much-loved home, beautifully maintained and rich in warmth and character, the property perfectly blends elegant period features with a vibrant waterfront lifestyle that makes Leigh such a sought after spot.

From the moment you step into the well-kept communal entrance, the home's timeless appeal is immediately apparent. Inside, original features, including ornate decorative ceilings and intricate cornicing create a sense of grandeur and charm. The spacious bay-fronted lounge is

flooded with natural light, offering an inviting space for quiet retreat or entertaining guests.

The property boasts two generous double bedrooms, with fitted wardrobes, a stylish bathroom and a warm, chef-friendly kitchen - perfect for home cooking and modern living, whilst retaining the home's classic character.

Externally, the flat enjoys a mature and established, west-facing rear garden extending to approximately 40ft, for soaking up the afternoon and evening sun. While a leafy courtyard area sets the scene for al fresco dining, morning coffee or unwinding with friends and family.



Perfectly positioned just moments from the vibrant Leigh Broadway, with a mix of independent boutiques, cosy cafés, artisan bakeries, lively bars and welcoming coffee spots. And the nearby historic Old town of Leigh with cobbled lanes, galleries, traditional pubs, seafood eateries and sailing clubs, offer something for everyone.

Within easy walking distance of Chalkwell railway station and direct access into London in just under an hour, this is the ideal property to put down roots and enjoy this coastal community.

### Accommodation Comprises

The property is approached via a Terrazzo style decorative pathway leading to the communal storm porch. Wooden communal entrance door with decorative stained glass panel leading into:

### Communal Hallway

Wooden flooring, skirting, picture rail, coved cornice, ceiling light. Private wooden entrance door with decorative stained glass obscure panel into:

### Entrance Hallway

Solid wood flooring, skirting, picture rail, two ceiling lights, decorative coved cornice, two storage cupboards, two radiators. Doors to:

### Lounge

15'4 x 13'11

Wooden flooring, skirting, picture rail, coved cornice, decorative ceiling, ceiling rose with light, double glazed bay window to front aspect, feature fireplace ( with potential to re-instate with gas connection), shelving units to either side of recess, two radiators.

### Kitchen

12'1 x 10'6

Checker board style tiled flooring, radiator, ceiling light, double glazed window to side aspect and double glazed patio door leading to the internal courtyard area, Gloworm combination boiler. The kitchen is fitted to include a range of base units with stone effect rolled edge worksurfaces and matching eye level wall mounted units, built-in oven with four ring gas hob and extractor over, inset stainless steel one

and a half sink with drainer and mixer tap, space for dishwasher, fridge freezer and washing machine, tiled splashback.

### Bedroom One

12'11 x 9'5

Carpeted, skirting, ceiling rose with light, double glazed window to rear aspect, fitted sliding door wardrobes, radiator.

### Bedroom Two

12'8 x 7'3

Solid wood flooring, skirting, picture rail, coved cornice, ceiling rose with light, double glazed French doors with double glazed windows to either side leading to the garden, radiator.





### Bathroom

8'4 x 7'10

Tiled flooring and part tiled walls, picture rail, double glazed obscure window to side aspect, ceiling light, P-shaped bath with shower over, WC, wash hand basin, heated towel rail.

### Externally

#### Rear Garden

West facing rear garden commencing with a patio area, external storage cupboard with a single glazed window. The remainder of the garden with artificial grass and flower bed borders, external water tap, further paved patio area to the immediate rear, gate leading to the communal alleyway for rear access.

#### Lease Information

Lease: 85 years remaining

Ground Rent: £100 Per Annum

Service Charge: £428.21 Per Annum

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





GROUND FLOOR  
722 sq.ft. approx.



TOTAL FLOOR AREA : 722 sq.ft. approx.  
Made with Metroplan 6/2025



## Property Details

2 Bedrooms  
1 Bathrooms  
1 Reception Rooms  
Flat - Ground Floor

Approx. sq ft  
EPC band: C  
Tenure: Leasehold  
Council Tax Band: A

£355,000

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home.



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The Old Bank, 26 Broadway  
Leigh-on-Sea, SS9 1AW

01702 480 033

