# Chalkwell Park Drive, Leigh-On-Sea

£130,000

home.

# Portchester Court

## Leigh-On-Sea
## SS9 1NR

1 1 1

- One Bedroom Over 55s Retirement Apartment
- No Onward Chain
- Private Balcony
- Spacious Lounge
- Modern Fitted Kitchen with Ample Storage
- Generous Double Bedroom with Fitted Wardrobes
- Residents Lounge and Attractive Communal Gardens
- House Manager and 24 Hour Careline System
- Communal Parking and Lift Access
- Moments from Leigh Broadway and Close to the Station and 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

# Property Overview

Home Estate Agents are delighted to offer for sale this well-presented one bedroom retirement apartment, ideally positioned in the heart of Leigh-on-Sea and just moments from the Broadway. Offered with no onward chain, the property provides comfortable independent living within a friendly and well-maintained development for the over 55s.

The apartment offers a bright and spacious lounge with direct access onto its own private balcony, providing a lovely additional space to sit and relax. The modern fitted kitchen offers ample storage and workspace, while the generous double bedroom benefits from fitted wardrobes. A contemporary shower room with a large walk-in shower cubicle completes the accommodation.

The development itself is particularly appealing, offering residents the opportunity to enjoy an active social environment whilst retaining complete independence. Facilities include attractive communal gardens, a residents' lounge, communal parking, lift access, a House Manager and a 24-hour Careline system for additional peace of mind.

The location is superb for enjoying everything Leigh has to offer, with Leigh Broadway's excellent selection of independent shops, cafés, restaurants and everyday amenities just a short stroll away. Leigh Station, the seafront and Old Leigh are also within easy reach.

With its private balcony, excellent communal facilities and central location, this is a fantastic opportunity for those looking to downsize and enjoy a convenient, low-maintenance lifestyle in Leigh-on-Sea.

# Accommodation comprises of...

**Entrance Hallway**
Carpet flooring, skirting, pendant ceiling light, electric radiator, storage cupboard. Doors to bedroom, bathroom & the lounge.

**Bathroom**
Wood effect lino flooring, skirting, ceiling light, heated towel rail, extractor fan, walk-in corner shower cubicle with electric shower, toilet, sink, mirrored vanity unit. Careline pull cord.

**Bedroom**
Carpet flooring, skirting, electric radiator, double glazed window to the front aspect, pendant ceiling light, fitted storage cupboard with sliding mirrored door. Careline pull cord.

**Lounge**
Carpet flooring, skirting, ceiling light, electric radiator, phone entry system, internal obscure window into the kitchen, double glazed sliding door to the balcony and entry to the kitchen. Careline pull cord.

**Balcony**
Tile flooring, metal railing.

**Kitchen**
Wood effect laminate flooring, skirting, ceiling light, storage cupboard. The kitchen has base & wall cabinets, fitted Neff oven, four ring Bosch induction hob with extractor over, inset sink with drainer & mixer tap over, space for a fridge/freezer, space & plumbing for a washing (currently fitted with a Bosch washing machine). Careline pull cord.

**Externally**

**Communal Gardens**
There are well tended communal gardens to the front, side and rear of the property.

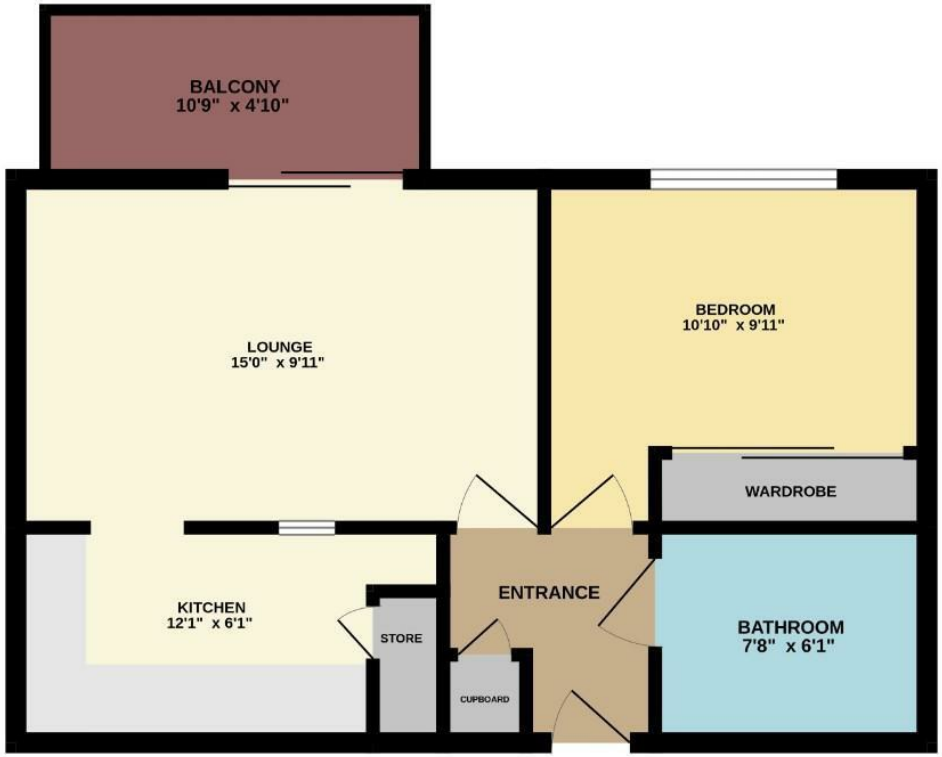
**Faclilites**
Residents communal lounge and on-site manager 8.30am - 4pm five days a week.
24 careline available

**Parking**
Off street parking on a first come, first come basis.

**Lease Information**
Lease: 60 Years remaining
Service charge including ground rent £240 per month (reviewed annually) includes building insurance, lift maintenance, gardening, repair and maintenance of all common areas.

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

GROUND FLOOR
412 sq.ft. approx.




TOTAL FLOOR AREA : 412 sq.ft. approx.
Made with Metropix ©2026

# Property Details

1 Bedrooms
1 Bathrooms
1 Reception Rooms
Retirement Property

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

£130,000

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home.

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our Instagram

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