



Leigham Court Drive, Leigh-On-Sea
£290,000

home.

123a Leigham Court

Leigh-On-Sea

SS9 1PT



- Wonderful First Floor Flat
- Direct Access to Private West Facing Rear Garden
- Two Great Size Bedrooms
- Multiple Reception Rooms with Dining Room and Large Lounge
- Modern Kitchen with Ample Storage
- Contemporary Three Piece Bathroom Suite
- Private Entrance with Stairs to First Floor
- No Onward Chain
- Perfect for First Time Buyers - Ready to Move Into
- Excellent Location in the Heart of Leigh Close to Leigh Broadway and a Short Walk to Train Station

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 excited to present this charming two-bedroom first-floor flat located on Leigham Court Drive in the vibrant heart of Leigh-On-Sea. This property is an ideal opportunity for first-time buyers eager to enter the property market, as it is offered with no onward chain and vacant possession.

You access the property via your own private entrance which leads to a bright and spacious open-plan living area, which seamlessly combines both dining and lounge spaces. The two generously sized bedrooms provide ample room for relaxation and rest, while the modern kitchen boasts plenty of storage, making it a practical space for culinary enthusiasts. The contemporary bathroom adds to the flat's appeal, ensuring comfort and convenience.

One of the standout features of this property is the private west-facing rear garden, accessible directly from the flat. This outdoor space is perfect for enjoying sunny afternoons and comes complete with a large storage shed that will remain with the property. Additionally, there is ground-level access to the garden via an alleyway, enhancing the convenience of outdoor living.

Situated in an excellent location, this flat is just a short stroll from Leigh Broadway, where you can explore a delightful array of shops and restaurants. The nearby train station offers easy access to London, making it an ideal choice for commuters.

In summary, this lovely flat combines modern living with a prime location, making it a must-see for anyone looking to settle in Leigh-On-Sea. Don't miss the chance to make this delightful property your new home.



Accommodation Comprises

The property is approached via a communal pathway leading to a storm porch with external wall lighting and wood effect UPVC door with double glazed obscure windows leading into:

Communal Hall

Wood effect laminate flooring, skirting, dado rail, picture rail, carpeted stairs leading to the first floor landing, ceiling light. Internal wooden door with obscure window leading to:

First Floor Landing

Carpeted, skirting, dado rail, picture rail, ceiling light, access to insulated loft via hatch. Doors to:

Bedroom One

15'8 x 10'6

Carpeted, skirting, ceiling light, double glazed boxed bay window to front aspect, radiator.

Bedroom Two

9'8 x 6'10

Carpeted, skirting, picture rail, ceiling light, double glazed window to the front aspect, internal single glazed window, radiator.

Dining Room/Lounge

Dining Room

9'11 x 8'1

Wood effect laminate flooring, skirting, coved cornice, ceiling light, double glazed window to rear aspect, radiator. Open to:

Lounge Area

11'11" x 10'11"

Continuation of wood effect laminate flooring, skirting, coved cornice, ceiling light, double glazed window to side aspect, internal obscure window looking into the hallway, radiator. Door to:

Kitchen

10'11" x 5'11"

Wood effect laminate flooring, part tiled walls with tiled splashbacks, ceiling light, double glazed window to side aspect. The kitchen is fitted to include a range of base units with a wood effect worksurface and matching eye level wall mounted units, integrated oven with four ring induction hob and extractor fan above, one and a half

sink with drainer and mixer tap over, space and plumbing for washing machine.

Bathroom

6'10" x 6'0"

Wood effect laminate flooring, part tiled walls, extractor fan, ceiling light, double glazed obscure window to rear aspect, panelled bath with mixer tap and shower, WC, wash hand basin with vanity storage beneath, heated towel rail.

Enclosed Balcony

Lino flooring, skirting, combi boiler, single glazed windows to side aspect, wooden door with single glazed obscure panel to the rear aspect. Wooden stairs leading down to the garden.

Externally

Rear Garden

Private west facing rear garden commences with a crazy paved patio area, large storage shed (to remain), gate leading to alleyway allowing side access to the property.

Lease Information

Lease: New Lease of 125 years on completion

Ground Rent: £0

Service Charge: £0

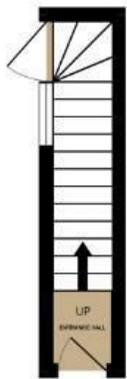
Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.





GROUND FLOOR
43 sq ft. approx.

FIRST FLOOR
593 sq ft. approx.



TOTAL FLOOR AREA : 637 sq.ft. approx.
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Property Details

2 Bedrooms
1 Bathrooms
2 Reception Rooms
Flat

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

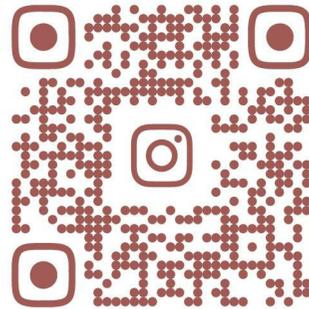
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