



\* £280,000 - £300,000 \* Located on Hadleigh Road in the ever-popular seaside town of Leigh-on-Sea, this stylish second floor apartment offers modern living in a highly convenient location. Featuring two well-proportioned bedrooms, the property is perfectly suited to couples, small families, or professionals seeking a comfortable and contemporary home.

Inside, the property boasts a bright and spacious lounge, creating an ideal space for both entertaining and everyday living. The modern fitted kitchen is thoughtfully designed with integrated appliances and ample cupboard space, catering perfectly to modern lifestyles.

Further benefits include a well-maintained bathroom, a private garage, and off-street parking, providing both practicality and convenience in this desirable area.

Ideally situated, the apartment is within easy walking distance of Leigh Broadway's popular shops, cafés, bars, and restaurants, while Leigh Station offers excellent transport connections into London, making it ideal for commuters.

Combining style, comfort, and an excellent location, this fantastic property would make an ideal home or investment opportunity.

- Modern top floor flat
- Large lounge diner
- Two large double bedrooms one with built in wardrobes
- Communal gardens to front and rear
- Moments from Leigh Station for London commuters
- Own garage and private parking
- Stylish fully fitted kitchen
- Three-piece bathroom
- Short stroll to Leigh Broadway shopping facilities
- Share of freehold

## Hadleigh Road

Leigh-on-Sea

**£280,000**

Price Guide



# Hadleigh Road



## Entrance Hallway

Smooth ceiling with a pendant light, solid wood entrance door to the side, entry phone system, storage cupboard with a top box, large airing cupboard, obscured glazing, feature obscured double glazed wall, wooden flooring.

## Lounge/Diner

16'8" x 12'6"

Smooth coved ceiling, serving hatch to the kitchen, double-glazed windows to the front offering distant sea glimpses, radiator, carpet.

## Kitchen

10'8" x 6'11"

Smooth ceiling, double-glazed window to the rear. Modern cream gloss handleless kitchen (John Lewis fitted), comprising of; wall and base level units with wooden worktops, integrated fridge and freezer, space for a washing machine, integrated Neff oven and grill, Neff four-ring induction hob with a glass splashback, Cork tiled flooring, radiator, cupboard housing a wall-mounted combination boiler, serving hatch.

## Bedroom One

13'2" x 9'10"

Smooth coved ceiling, double-glazed window to the rear, radiator, carpet.

## Bedroom Two

13'7" > 11'5" x 9'11"

Smooth coved ceiling with a pendant light, built-in wardrobe with top boxes, double-glazed window to the front with distant sea glimpses, radiator, carpet.

## Bathroom

7'4" x 5'9"

Smooth ceiling, obscured double-glazed window to the rear, panelled bath with an electric shower over, low-level WC, pedestal wash basin, part tiled walls, lino flooring, wall-hung chrome heated towel rail.

## Communal Garden

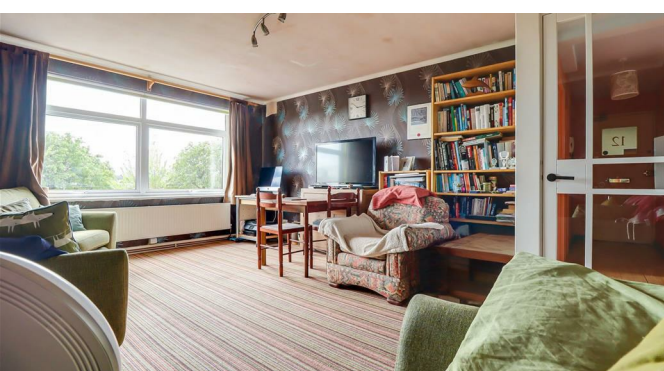
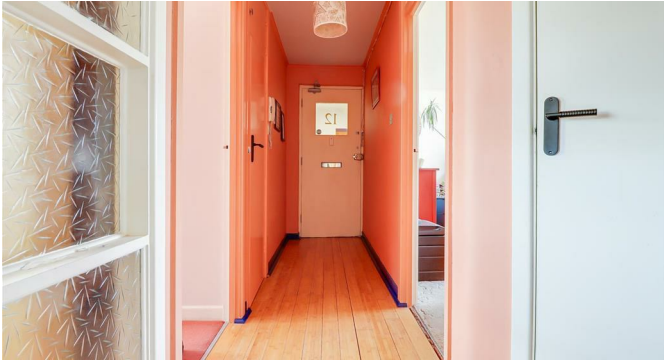
Lawn areas front and rear.

## Externally

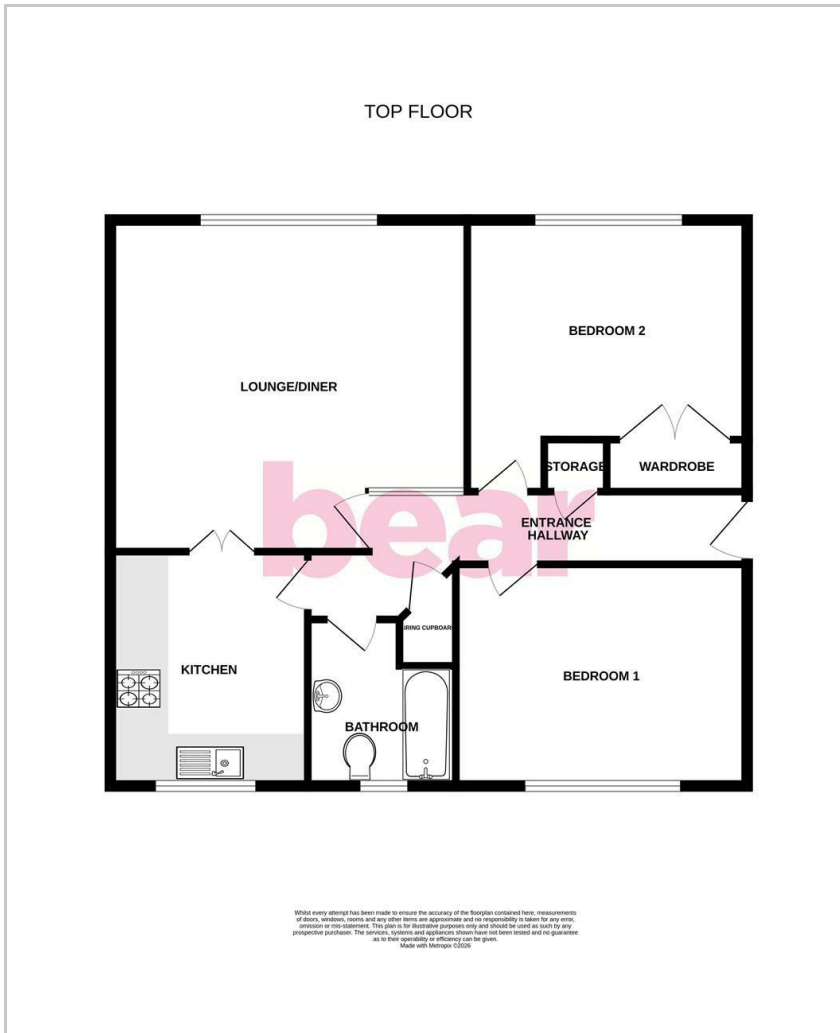
Access to your own great sized garage in a block with new garage door to the rear of the building along with private parking.

## Agents Notes:

City Fibre and BT connection points in the Lounge giving full fibre internet  
Council tax band: C



# Floor Plan



# 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.

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# Energy Efficiency Graph

