



Leigh Road, Leigh-On-Sea
£350,000

home.

176 Leigh Road

Leigh-On-Sea
SS9 1BT



- Spacious Two Bedroom First Floor Flat
- Private South Facing Rear Garden
- Generous and Inviting Living Room
- Warm and Homely Feel Throughout
- Close to Leigh Station for London Commuters
- Excellent First Time Purchase or Investment opportunity

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 spacious two bedroom first floor flat, enjoying its own private south facing rear garden in a fantastic central Leigh-on-Sea location.

Warm and inviting throughout, the property offers generous accommodation including a spacious living room, particularly large kitchen, two well-proportioned bedrooms and bathroom.

A real highlight is the private south facing rear garden, providing a fantastic outdoor space and a particularly desirable feature for a first floor flat.

Ideally positioned for everything Leigh has to offer, the property is within easy reach of Leigh Station, Leigh Broadway, Old Leigh and the seafront, making this a wonderful first purchase, investment or home for anyone looking to enjoy the Leigh-on-Sea lifestyle.



Accommodation Comprises

The property is approached via own private entrance door with stained glass insert leading into lobby with carpeted stairs leading to the first floor landing.

First Floor Landing

Carpeted, skirting, ceiling light. Doors to:

Lounge

17'10 x 13'0

Carpeted, skirting, coved cornice, ceiling rose with light, archway with a UPVC double glazed lead light boxed bay window, feature fireplace with wooden mantle and electric log burner, radiator.

Kitchen

11'8 x 11'8

Wood effect laminate flooring, range of base units with square edge worksurfaces and matching eye level wall mounted units, inset stainless steel sink with drainer and mixer tap, integrated oven with four burner gas hob, space for washing machine and fridge freezer, UPVC double glazed window overlooking the garden and UPVC double glazed door leading to the balcony, ceiling light, boiler, radiator.

Balcony

Balcony with wooden decking, balustrade, stairs leading down to the garden.

Bedroom One

14'8 x 12'5

Carpeted, skirting, picture rail, ceiling rose with light, picture rail, UPVC double glazed window to rear overlooking the balcony and garden, radiator.

Bedroom Two

11'5 x 8'9

Carpeted, skirting, ceiling light, double glazed bay window, radiator.

Bathroom

6'5 x 6'2

Lino flooring, part tiled walls, coved cornice, ceiling light, UPVC double glazed obscure window with lead light fan light, panelled bath with mixer tap and shower over, wash hand basin, WC, radiator.

Rear Garden

Rear garden commences with a gravel area and the remainder being laid to lawn, patio area to the immediate rear and gated access.

Lease Information

Lease: 150 years remaining

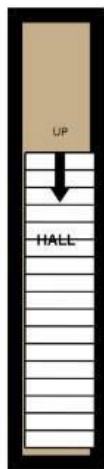
Ground Rent: £0

Service Charge: £1,050.00 Per Annum

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







Property Details

2 Bedrooms
1 Bathrooms
1 Reception Rooms
Flat

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

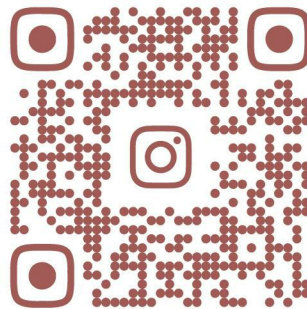
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