



Perfectly positioned on the ever-popular Highlands Boulevard in the heart of Leigh-on-Sea, this spacious ground-floor flat offers an exceptional opportunity for first-time buyers, commuters, and investors alike. The property enjoys an enviable location just a short stroll from Leigh Station and the vibrant Broadway, placing an array of fashionable cafés, restaurants, boutiques, and excellent transport links right on your doorstep. Combining coastal charm with everyday convenience, this is a location that truly has it all. Inside, the flat features a generously sized lounge/diner, creating a welcoming space for both relaxing and entertaining, with direct access to a private share of the rear garden — ideal for outdoor dining, social gatherings, or simply unwinding in peaceful surroundings. The property also benefits from a spacious double bedroom, offering a comfortable and tranquil retreat, along with a well-positioned bathroom for added practicality. A further highlight is the potential to create off-street parking via a dropped curb, subject to the necessary planning permissions — a valuable addition in such a sought-after area. Call us today to get your viewing booked!

- Large ground floor flat with one double bedroom
- Private Share of the Rear Garden
- Modern fully fitted kitchen
- Welcoming entrance hallway
- Short walk to Leigh Station and Broadway
- Well-sized lounge/diner with direct access to the rear garden
- Potential to get a dropped curb S.T.P, therefore creating parking
- Large bay-fronted bedroom
- Sought-after Highlands Boulevard Estate
- West Leigh School and Belfairs Academy catchment

## Highlands Boulevard

Leigh-on-Sea

**£300,000**

Offers In The Region Of



# Highlands Boulevard



## Frontage

Block paved driveway with potential to get a dropped curb S.T.P, therefore creating parking for one vehicle, brick wall perimeter, side access to the rear garden, door to:

## Entrance Hallway

Smooth ceiling with a pendant light, entrance door to the front, radiator, wood effect laminate flooring, door to:

## Lounge/Diner

15'3" x 10'11"

Smooth ceiling with a pendant light, double-glazed window to the rear overlooking the garden, double-glazed French doors to the rear leading out to the garden, space for a sofa, space for a four-seater dining table, radiator, wood-effect laminate flooring.

## Kitchen

10'11" x 8'7"

Smooth ceiling with inset spotlights, double-glazed window to the rear overlooking the garden, double-glazed door to the rear leading out to the garden with an adjacent double-glazed window. Modern kitchen comprising of; wall and base level units with a square edge laminate worktop, inset oven and grill, four-ring gas hob with an extractor fan over, space for a fridge freezer, space for a washing machine, space for a tumble dryer, space for a dishwasher, inset sink and drainer with a chrome mixer tap, tiled splashbacks, wood effect laminate flooring.

## Bedroom

14'6" into the bay x 12'9"

Smooth ceiling with a pendant light,

double-glazed bay window to the front, two double-glazed stainless steel windows to the side, feature fireplace opening, radiator, floor-to-ceiling fitted wardrobes, carpet.

## Wet Room Style Shower Room

Smooth ceiling with inset spotlights, obscured double-glazed window to the rear, low-level WC, shower hose, drain, pedestal wash basin, wall-mounted chrome heated towel rail, fully tiled walls, wet room style flooring.

## Private Share of the Rear Garden

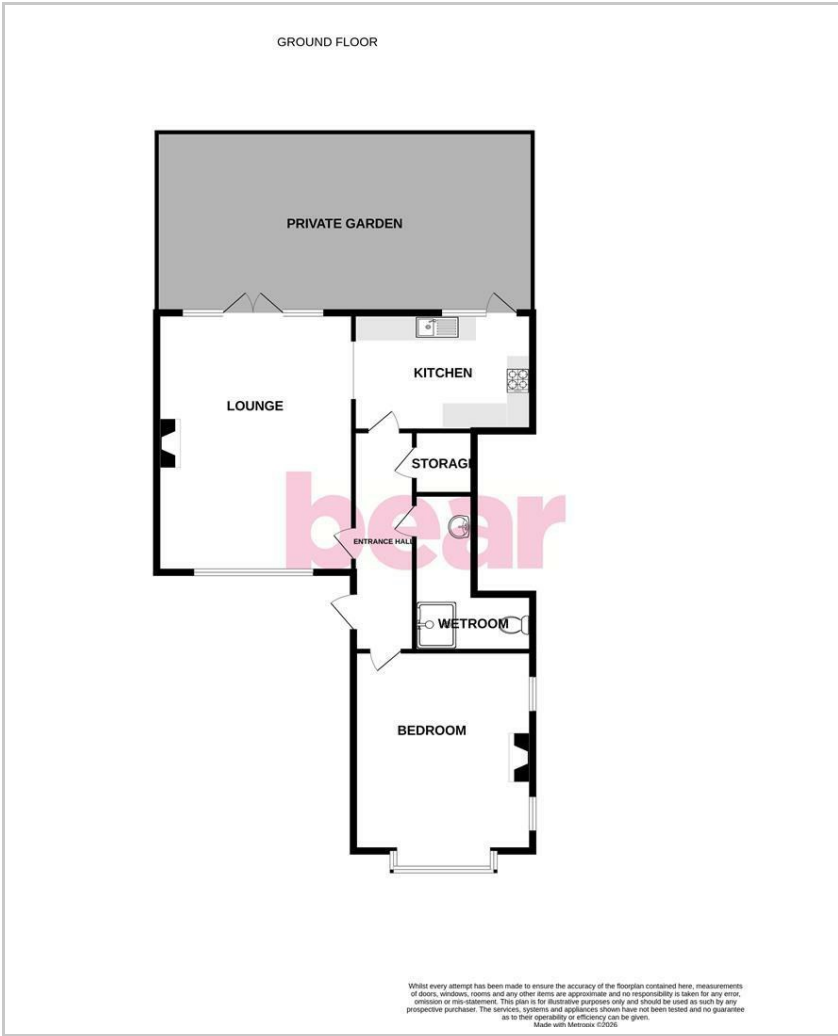
Your garden is accessed directly from the rear of your lounge and or your kitchen. Commences with a paved patio area with the remainder laid to lawn, access to a storage shed, mature shrub border, outside lighting, outside tap, side access back to the front of the property.

## Agents Notes:

Council tax band: B



# 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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1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 [los@bearestateagents.co.uk](mailto:los@bearestateagents.co.uk) <http://www.bearestateagents.co.uk/>

# Energy Efficiency Graph

