



FOR SALE

Glen Road, Leigh-On-Sea SS9 1EU

Asking Price £240,000 Leasehold Council Tax Band - B

1  1  1  516.67 sq ft

- One Bedroom Flat In Sought After Leigh-On-Sea
- Cosy Lounge With Attractive Bay Window
- Kitchen With Base And Wall Units
- Direct Garden Access From The Kitchen
- Three Piece Suite Bathroom
- Fenced Rear Garden Separating Neighbouring Outside Space
- Double Glazing Throughout
- Excellent Opportunity To Modernise And Personalise
- Short Walk to Chalkwell Station
- No Onward Chain

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

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Description

This one bedroom flat offers a charming and practical layout with exciting scope for improvement. The bay-fronted lounge provides a cosy setting for quiet evenings, while the kitchen, bedroom, hallway storage and bathroom create a comfortable foundation for buyers wanting to modernise, personalise and add their own finish over time.

The rear garden is an appealing feature, accessed directly from the kitchen and designed for easy upkeep. With its gravelled finish, defined fencing and space for outdoor furniture, it offers a lovely private setting for summer relaxation, potted planting or alfresco dining without the demands of high-maintenance gardening.

Positioned on Glen Road in Leigh-on-Sea, the flat places cafés, restaurants, boutiques, station links, parks and the seafront all within easy reach. With Leigh Broadway, Old Leigh and Chalkwell Park nearby, altogether it makes for a location that offers everyday convenience with coastal character.

Measurements

Lounge

4.56m x 3.66m (14'11" x 12'0")

Kitchen

5.72m x 3.27m (18'9" x 10'8")

Bedroom

3.05m x 3.63m (10'0" x 11'10")

Bathroom

1.90m x 2.29m (6'2" x 7'6")

Interior

Set within a well-positioned Leigh-on-Sea address, this one bedroom ground floor flat offers an inviting opportunity for buyers seeking character, convenience and the chance to create a home shaped to their own taste. Entry is via a shared entrance door into a communal hallway, with the private door to the flat positioned to the right, leading into an internal hallway with a useful storage cupboard. The lounge is a cosy and welcoming room, made especially appealing by its bay window, which brings in natural light and adds a sense of charm to the space. The kitchen is fitted with a range of base and wall units and offers room for a small breakfast bar or a small table and chairs, creating an informal dining spot. A door from the kitchen leads directly out to the rear garden, giving the room a lovely connection to the outside space. The bedroom is arranged as a small double, offering a comfortable sleeping area. The bathroom is fitted with a bath and overhead shower, hand basin and w/c. While the bathroom would benefit from modernisation, it presents an excellent opportunity to refresh the interior, add personal style and enhance the home's overall finish.

Exterior

To the rear, the property benefits from its own garden area, a particularly attractive feature for a flat in this sought-after Leigh-on-Sea setting. Accessed directly from the kitchen, the garden creates a natural extension of the living space and offers an outdoor spot to enjoy fresh air, sunshine and relaxed summer days. The garden is gravelled for low-maintenance use, making it ideal for outdoor furniture and potted plants - The space offers flexibility without demanding extensive upkeep. Fencing separates the garden from the neighbouring garden, helping to define the outside space. For buyers looking for a manageable home with the added benefit of outdoor living, this garden provides a valuable lifestyle advantage and enhances the flat's overall appeal.

Location

Glen Road enjoys an excellent position in Leigh-on-Sea, placing the property within easy reach of the area's much-loved lifestyle attractions. Leigh Broadway is close by, offering an engaging mix of independent shops, cafés, restaurants and everyday amenities. Transport links are a further highlight, with Leigh-on-Sea Station and Chalkwell Station both providing c2c rail services towards London Fenchurch Street, making the location appealing for commuters and regular travellers. For outdoor enjoyment, the property is well placed close to Chalkwell Park for green open spaces and sports courts. The seafront and Old Leigh offer coastal walks, waterside pubs, seafood restaurants and the unmistakable charm that makes Leigh-on-Sea such a desirable place to live.

Tenure

Leasehold

Years remaining: 88

Annual ground rent: £75

Annual service charge: Approximately £300

Disclaimer

In accordance with the Estate Agency Act 1979, we would advise that the sellers are associated with Appointmoor Estate Agents.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		




Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

AGENTS NOTES: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. Floor plans are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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