



## GRAND DRIVE

LEIGH-ON-SEA, SS9 1BG

**GUIDE PRICE £400,000**  
**FREEHOLD**

\* £400,000 - £425,000 \* FREEHOLD AND OFF-STREET PARKING \* - REFURBISHED THREE BEDROOM FIRST FLOOR FLAT POSITIONED IN A FANTASTIC LEIGH-ON-SEA LOCATION MOMENTS FROM LEIGH BROADWAY. BOASTING SUMPTUOUS SEA VIEWS FROM A PRIVATE BALCONY AND LARGE ACCOMMODATION THROUGHOUT.

**RP&C.**  
RICKY, PLANT  CHEN-PORTER

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- Sizeable three bedroom first floor flat
- Freehold for the entire building
- Off-street parking
- Private balcony offering sea views
- Refurbished throughout
- Sizeable lounge/diner
- Fantastic location on the doorstep of Leigh Broadway
- Close to a wealth of amenities
- Easy access to Leigh-on-Sea train station for direct access into Central London
- Excellent value for money



A beautifully refurbished and exceptionally spacious three-bedroom first floor flat, ideally located just off Leigh Broadway and within easy walking distance of Leigh-on-Sea station. Offering character, modern finishes and sea views, this impressive home also benefits from the rarity of a full freehold.

The property has been thoughtfully refurbished throughout while retaining plenty of charm and character, creating a bright, stylish and welcoming living space. The generous accommodation includes a large lounge, perfect for both relaxing and entertaining, which flows seamlessly into a semi open-plan kitchen, finished to a high standard and ideal for modern living.

All three bedrooms are well-proportioned, making the property suitable for families, professionals or downsizers alike. A particular highlight is the private balcony, enjoying sea views, providing the perfect spot to unwind.

Further benefits include off-street parking, full freehold ownership, and a fantastic position just moments from the vibrant shops, cafés, restaurants and amenities of Leigh Broadway, as well as excellent transport links into London.

A superb opportunity to acquire a characterful yet contemporary home in one of Leigh-on-Sea's most

desirable locations. Early viewing is highly recommended.

**Three bedroom first floor flat**

**Stairs to first floor**

**Hallway**

**Lounge/diner**

**Kitchen**

**Bedroom one**

**Bedroom two**

**Bedroom three**

**Balcony with sea views**

**Off-street parking**

**Freehold**



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### ADDITIONAL INFORMATION

**Local Authority** – Southend

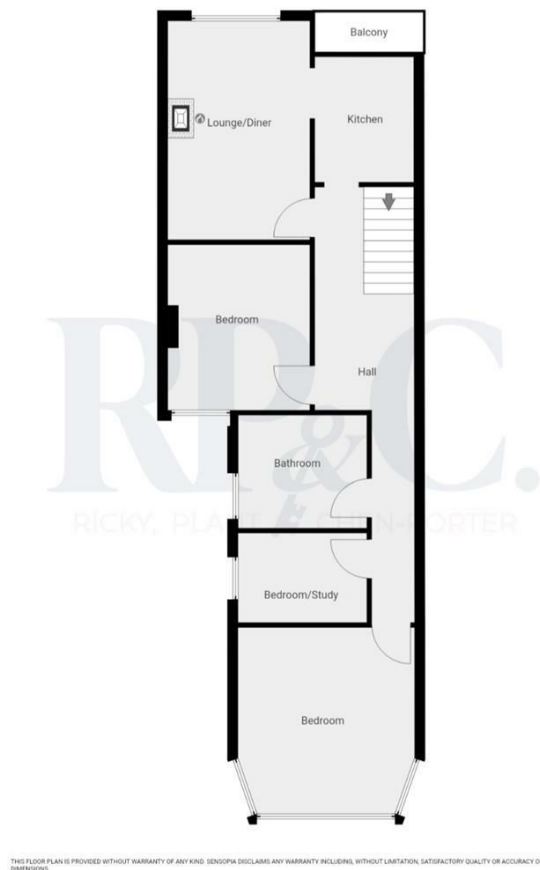
**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – sq ft

**Tenure** – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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