

Rockleigh Avenue, Leigh-On-Sea

£265,000

home.

15a Rockleigh Avenue
Leigh-On-Sea
SS9 1LA

2 1 2

- First Floor Flat in a Great Location
- Two Great Size Bedrooms
- Kitchen with West Facing Balcony
- Direct Access to Private Rear Garden
- Large Lounge with Bay Window
- Three Piece Bathroom Suite
- Perfect For First Time Buyer or Commuter
- Offered with No Onward Chain, Long Lease and Flexibility on Fixtures and Fittings
- Excellent Location in the Heart of Leigh Close to Leigh Broadway
- A Short Walk to Chalkwell Park and Chalkwell Train Station

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 present this charming two-bedroom first floor flat located on Rockleigh Avenue in the desirable area of Leigh-On-Sea. This property is an excellent opportunity for first-time buyers seeking a ready-to-move-in home, offered with no onward chain and flexibility on fixtures and fittings.

Upon entering the flat, you are greeted by a spacious landing that leads to a large lounge, featuring a bright bay window that fills the room with natural light. The flat comprises two well-proportioned bedrooms, including one double bedroom and one single bedroom, providing ample space for relaxation or study. The three-piece bathroom is conveniently situated, and the kitchen at the rear of the property offers access to a delightful balcony that overlooks the private west-facing garden.

The external features of this flat are equally appealing, with direct access to the garden from the property, perfect for enjoying the afternoon sun, and the addition of ground level side access to the garden makes it easy for those looking to store their bike or access the garden from the road. The west-facing balcony area is an ideal spot for morning coffee or evening relaxation.

Situated in an excellent location, this property is just a short stroll from Leigh Broadway, where you can find a variety of shops, cafes, and restaurants. Additionally, Chalkwell Station and Chalkwell Park are within easy walking distance, making this flat not only a comfortable home but also a convenient one.

This property truly embodies the charm and convenience of Leigh-On-Sea living, making it a must-see for anyone looking to enter the property market.





Accommodation Comprises

The property commences with a crazy paved path leading to the storm porch with ceiling light. Communal wooden entrance door into:

Communal Hallway

Carpeted, single glazed obscure window, skirting, dado rail, picture rail, coved cornice, ceiling light. Private entrance door leading to carpeted stairs leading to the first floor with handrail, dado rail and ceiling light.

First Floor Landing

Wooden flooring, skirting, dado rail, ceiling light, radiator, two storage cupboards, access to insulated loft via drop down loft ladder with lighting. Doors to:

Lounge

13'8 x 12'3

Wooden flooring, skirting, picture rail, coved cornice, ceiling light, double glazed bay window to front aspect, gas fireplace, radiator.

Kitchen
10'3 x 9'3
Tiled flooring, skirting, ceiling light, double glazed patio door leading to the balcony with stairs leading down to the garden. The kitchen is fitted to include a range of base units with granite effect rolled edge worksurface with matching eye level wall mounted units, one and a half sink with drainer and stainless steel mixer tap, integrated electric oven with four ring hob and extractor hood over, washing machine and fridge freezer (to remain), radiator.

Bedroom One
12'3 x 11'2
Carpeted, skirting, picture rail, ceiling light, double glazed window to rear aspect, radiator.

Bedroom Two
8'10 x 5'7
Wooden flooring, skirting, ceiling light, double glazed Oriel bay window, radiator.

Bathroom
6'6 x 8'0
Tiled flooring, part tiled walls, ceiling light, double glazed obscure window to side aspect, WC, wash hand basin, panelled bath with shower attachment, radiator.

Externally

Rear Garden
West facing rear garden which is accessed via wooden decking and stairs commencing with a block paved pathway with a central lawn area. mature flower bed borders and rear patio area, shed (to remain), side access to the front of the property.

Lease Information
Lease: 171 years remaining
Ground Rent: £250 Per Annum
Service Charge: £0
Management Fee : £100 Per Annum

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









FIRST FLOOR
567 sq.ft. approx.



TOTAL FLOOR AREA : 567 sq.ft. approx.
Made with Metropix ©2026

Property Details

2 Bedrooms
1 Bathrooms
2 Reception Rooms Flat

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

£265,000

Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033

THE BEST HOMES IN THE NEIGHBOURHOOD h.

home.

Scan QR code for
our Instagram

homeofleigh.com

The Old Bank, 26 Broadway
Leigh-on-Sea, SS9 1AW

01702 480 033