



FOR SALE

**London Road,
Leigh-On-Sea SS9 3NL**

Asking Price £210,000 Leasehold - Share of Freehold Council Tax Band - A

- Second Floor Apartment In A Characterful Period Building
- Recently Fitted Kitchen With Integrated Oven And Gas Hob
- Spacious Lounge Ideal For Relaxing At The End Of The Day
- Bright Double Bedroom With Space For Storage Furniture
- Stylish Recently Refurbished Three Piece Suite Bathroom
- Secure Entry Phone System Into Communal Hallway
- Rear Parking On A First Come First Served Basis
- Long Remaining Lease Of 157 Years
- Close To Chalkwell Station & Walking Distance To Chalkwell Park
- Short Drive To The Seafront For Beach Days Out With Friends & Family

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

appointmoor

Description

Set on the second floor, this beautifully presented apartment offers a well-balanced layout filled with natural light and thoughtful updates. From the recently fitted kitchen and stylish refurbished bathroom to the comfortable lounge and bright double bedroom, the home has been arranged to create a space that feels wonderfully easy to enjoy.

Blending character with convenience, the building's attractive period frontage and brick detailing create immediate kerb appeal, while the added benefit of rear parking enhances everyday practicality. The secure entry phone system provides

peace of mind, and with access to the parking area via both Sandleigh Road and Rockleigh Avenue, the setting feels both welcoming and well considered.

Enjoying a sought-after Leigh-on-Sea address, the property is ideally placed for the vibrant cafés, restaurants and retail shops of Leigh Broadway and Old Leigh, as well as the charm of the nearby coast. With the nearby Chalkwell station offering c2c services to London Fenchurch Street and being walking distance to the picturesque Chalkwell Park, it is a location perfectly suited to both lifestyle-led buyers and commuters.

Measurements

Hallway

3.75m x 1.35m (12'3" x 4'5")

Lounge

4.18m x 3.77m (13'8" x 12'4")

Kitchen

2.54 x 2.42m (8'3" x 7'11")

Bedroom

3.77m x 3.14 (12'4" x 10'3")

Bathroom

2.42m x 1.75m (7'11" x 5'8")

Interior

Positioned on the second floor, this charming home unfolds from a central hallway that leads to each room. Directly ahead, the kitchen has been recently fitted to offer a sleek and practical setting complete with an integrated oven and gas hob, alongside space for a washing machine and fridge/freezer. To the right of the hallway, the lounge presents itself as a wonderfully comfortable retreat; an inviting space to sink into the sofa, unwind in peace and enjoy the quiet comfort of home after a long day. At the far end of the hall, the bedroom is a bright and well-proportioned double, enhanced by a west-facing window that draws in an abundance of natural light and offers room for additional storage furniture. Completing the accommodation is a modern bathroom, finished in a smart and contemporary style with marbled-effect walls and tiled flooring. The three-piece suite comprises a bath with overhead shower, WC and hand basin set within a neat vanity unit, perfectly combining elegant presentation with useful storage for everyday essentials and extra toiletries.

Exterior

From the outset, the building makes an attractive impression with its appealing period charm and characterful brick boundary features, lending a sense of heritage and established presence. To the rear, residents benefit from parking available on a first come, first served basis, a valuable convenience in such a popular location. Access to the rear parking area is available via Sandleigh Road. For peace of mind, a secure entry phone system leads into the communal hallway, where stairs rise to all floors.

Location

Occupying a well-connected position on London Road in the ever-popular Leigh-on-Sea, this home is perfectly placed to enjoy the area's celebrated mix of convenience and coastal character. The Broadway and Old Leigh are among the town's best-loved destinations, known for their lively collection of cafés, restaurants, boutiques and galleries, while the seafront adds to the area's distinctive lifestyle appeal. For commuters, Chalkwell station is close at hand and sits on the c2c route linking South Essex with London Fenchurch Street, making journeys into the City especially convenient. The home sits in close proximity and short walking distance to Chalkwell Park for leisurely green strolls in the sunshine with family and friends.

Tenure

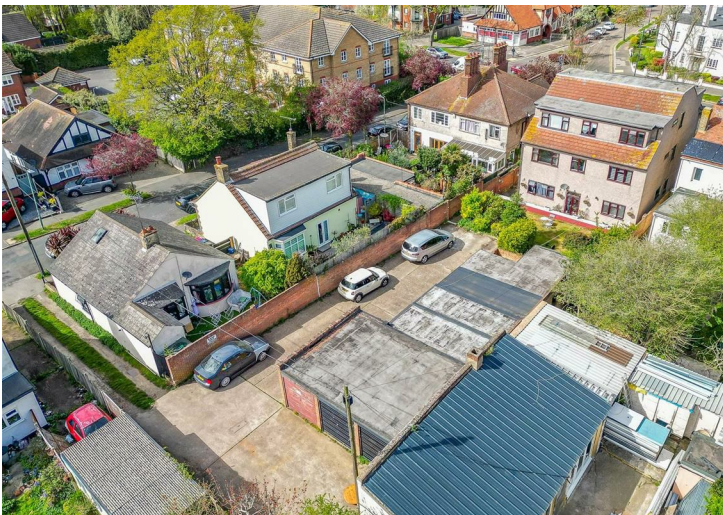
Council Tax Band - A

Share of freehold - Right to manage amongst residents.

Leasehold - 199 years from 1984 - 157 years remaining

Peppercorn ground rent

Service Charge - £600 per Annum





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.
Made with Metropix 62025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	54	76
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: Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars.

VIEWINGS: BY APPOINTMOOR ESTATES ONLY

appointmoor

- facebook.com/appointmoor
- Instagram.com/appointmoor_estate_agents
- twitter.com/appointmoor
- linkedin.com/company/appointmoor

Appointmoor Sales 72 The Ridgeway,
Chalkwell, Westcliff-on-Sea, Essex, SSO 8NU
T. 01702 719966 W. appointmoor.co.uk