



FOR SALE

Kingswood Chase, Leigh-On-Sea SS9 3BD

Offers Over £290,000 Leasehold Council Tax Band - B

2  1  1  667.37 sq ft

- First Floor Two Bedroom Apartment In Sought After Leigh-On-Sea Location
- Sold With No Onward Chain
- West Facing Lounge With Elegant Bay Window
- Black And White Kitchen With Integrated Oven And Hob
- Generous First Bedroom With Bay Window And Ornamental Fireplace
- Versatile Second Bedroom Ideal As Child's Room Or Home Office
- Four Piece Bathroom Suite With Bath And Separate Shower
- Private Fenced Garden Area Laid To Lawn With Paved Section
- Close To Leigh Broadway, Local Cafés, Restaurants And Boutiques
- Near Belfairs Woods, Bonchurch Park, Chalkwell Park And Leigh Seafront

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

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Description

With no onward chain and beautifully arranged across the first floor, this charming two bedroom apartment combines generous proportions with characterful detail. The west-facing bay-fronted lounge creates an inviting living space, while the spacious first bedroom, versatile second bedroom room, monochrome kitchen and four-piece bathroom make the home feel both elegant and highly practical.

The private fenced garden is a standout feature, providing valuable outdoor space that gives the apartment a real sense of independence. With lawn for relaxing, a paved area for seating or storage, and a neatly landscaped approach to the front, the outside space enhances the home's appeal.

Set within sought-after Leigh-on-Sea, the property is superbly placed for local parks, woodland walks, Leigh Broadway, transport links and the seafront. Whether commuting into London, enjoying weekends in Old Leigh, visiting Belfairs Woods or strolling along the coast, this location offers an excellent balance of convenience, greenery and lifestyle appeal.

Measurements

Lounge
5.10m into bay x 3.90m < 4.27m (16'8" into bay x 12'9" < 14'0")
Kitchen
3.06 > 2.66m x 1.89m (10'0" > 8'8" x 6'2")
Bedroom 1
5.22m x 2.76m (17'1" x 9'0")
Bedroom 2
2.94m > 2.03m x 2.61m > 1.60m (9'7" > 6'7" x 8'6" > 5'2")
Bathroom
3.07m x 1.70m (10'0" x 5'6")
Landing
3.70m x 0.98m 2.19 x 1.67m at widest points (12'1" x 3'2" 7'2" x 5'5" at widest points)

Interior

From the moment you enter the building, this first floor apartment offers a sense of character, space and charm. The apartment is accessed via the communal entrance, with the front door positioned to the right on the ground floor, where stairs rise to a generous landing that creates a welcoming central point to the home. The lounge is a particularly inviting room, enhanced by a large west-facing bay window that draws in natural afternoon light and gives the space an elegant, open feel. An ornamental fireplace adds a traditional focal point, bringing warmth and personality to a room perfectly suited for enjoying a quiet evening at home. The kitchen is smartly arranged with a black and white colour scheme, offering base and wall units alongside an integrated oven and hob. Bedroom one is a spacious double room with another beautiful bay window, an ornamental fireplace and excellent proportions for wardrobes and additional furnishings. Bedroom two offers flexibility, working well as a child's bedroom, guest room, dressing room or work-from-home office. Completing the accommodation is a well-appointed bathroom with a four-piece suite comprising a bath, separate shower, w/c and hand basin set within a vanity unit, giving the apartment a practical and appealing finish.

Exterior

A particularly attractive feature of this apartment is its own fenced garden area, offering a private outdoor space. Mostly laid to lawn with a concrete paved section is ideal for outdoor seating or a storage shed (See photo for outlined right of way to the private section of garden). To the front, the property is approached via a neatly landscaped frontage with gravel, a pathway to the entrance and mature shrubbery creating a well-kept first impression.

Location

A Leigh-on-Sea setting, well placed for the character, convenience and lifestyle appeal the area is so well known for. Leigh Broadway offers a vibrant mix of boutiques, cafés, bars, restaurants and everyday amenities, while Leigh-on-Sea mainline station provides c2c services into London, making the location especially attractive for commuters. Green space is also close by, with Bonchurch Park nearby and Belfairs Woods within easy reach for woodland walks, leisure and family time. Chalkwell Park is another popular local destination, offering sports facilities and open recreational space. The coast is also part of the lifestyle here, with Leigh seafront and Old Leigh accessible within a short drive, placing cafés, coastal walks, seafood restaurants and waterside views within easy reach. This makes the position ideal for buyers seeking both everyday practicality and the relaxed charm of seaside living.

School Catchments

Blenheim Primary School and Children's Centre
Belfairs Academy

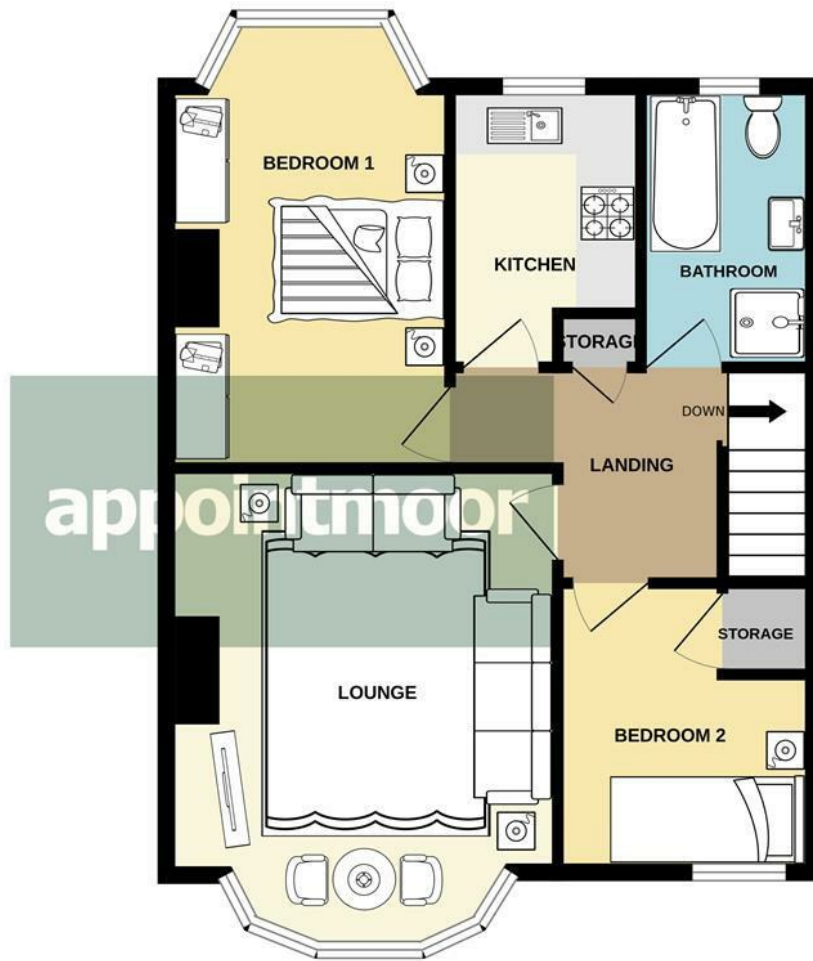
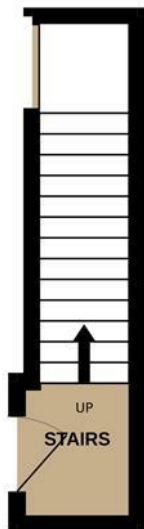
Tenure

Leasehold
Years remaining: 155
Service charge: £0
Ground rent: £0
Building insurance needs to be arranged by the owner.

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	

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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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