



Woodfield Road, Leigh-On-Sea  
£350,000

home.

# 29 Woodfield Road

Leigh-On-Sea

SS9 1EL



- Charming & Characterful Ground Floor Apartment
- Three Bedrooms
- Fantastic Spot For The Beach & Mainline Railway Station
- Large Lounge & Separate Kitchen
- Sunny West Backing Shared Rear Garden
- Perfectly Positioned For Leigh Road & Broadway

## 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 Of Leigh are delighted to offer for sale this charming and characterful three bedroom ground floor apartment which is located just south of Leigh Road and therefore in a fantastic spot for the beach and mainline railway station which offers direct access into London Fenchurch Street.

The property offers its own private entrance door leading through to a spacious entrance hall, a large lounge, separate kitchen and utility cupboard along with three great size bedrooms and a three piece bathroom suite.

Externally the property has direct access to a sunny west backing shared rear garden.

Located on Woodfield Road in the heart of Leigh on Sea, this deceptively spacious garden apartment is perfectly positioned for both the Leigh Road and Broadways extensive shops, bars, restaurants and boutiques.





### Accommodation Comprises

The property is approached via coloured lead light entrance door leading to:

#### Entrance Hall

30'2 x 10'10 max

A great size entrance hall with original stripped and varnished floorboards throughout, coved cornice to smooth plastered ceiling, picture rail, dado rail, coloured lead light window to side aspect, understairs storage cupboard, radiator. Doors to:

#### Lounge

17'9 into bay x 13'9

A great size main reception room with double glazed bay window to front aspect with coloured lead light inserts above, continuation of stripped and varnished exposed floorboards, coved cornice to smooth plastered ceiling with central ceiling rose, picture rail, feature fireplace with matching hearth, radiator.

#### Kitchen

14'1 x 8'10

Double glazed window to side aspect and additional double glazed window to the opposing side with door to garden. The kitchen is fitted to include a one and a quarter bowl stainless steel sink unit with mixer tap inset into a range of rolled edge worksurfaces with cupboards and drawers beneath, freestanding cooker with extractor hood above, further range of matching eye level wall mounted units, appliance space for dishwasher and recess for fridge freezer, tiled flooring, smooth plastered ceiling, radiator. Door to:

#### Utility Cupboard

4'2 x 3'3

Window to side aspect, appliance space and plumbing for washing machine, wall mounted combination boiler (n/t),



### **Bedroom Two/Sitting Room**

13'1 plus depth of cupboards x 12'10

Double glazed bay window to rear aspect overlooking the garden, exposed and varnished floorboards, coved cornice to smooth plastered ceiling with central ceiling rose, bespoke fitted alcove storage cupboards with display doors, radiator.

### **Bedroom One**

13'8 x 10'1

Double glazed French doors to rear aspect giving access to the garden, carpeted, coved cornice to smooth plastered ceiling, picture rail, radiator.

### **Bedroom Three**

10'2 x 7'1

Double glazed window to side aspect, carpeted, smooth plastered ceiling, picture rail, radiator.

### **Bathroom**

6'11 x 6'4

Double glazed window to side aspect. Three piece suite comprising; wood panelled bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, part tiled and part panelled to surrounding walls, vinyl flooring, radiator.

### **Externally**

#### **Rear Garden**

The property benefits from access to a shared west backing rear garden which commences with a concrete patio area with the remainder being laid to lawn and enclosed by screen panelled fencing

#### **Lease Information**

Lease: 101 years remaining

Ground Rent: There is a current informal agreement with the freeholder, the ground rent is not being charged.

Service Charge - The vendor has advised that maintenance is shared with the upstairs apartment on an if and when needed basis.

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

GROUND FLOOR  
914 sq.ft. approx.



TOTAL FLOOR AREA : 914 sq.ft. approx.  
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## Property Details

3 Bedrooms  
1 Bathrooms  
1 Reception Rooms  
Flat - Ground Floor

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

£350,000

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