



London Road, Leigh-On-Sea
£280,000

home.

Flat 1, 1369 London Leigh¹-On-Sea SS9 2SA



- Duplex Apartment with Private Entrance
- Two Double Bedrooms with Fitted Storage
- Contemporary Bathroom
- Downstairs W/C
- Open-Plan Kitchen Lounge
- Long Lease
- In the School Catchment for Blenheim Primary School
- Secure Gated Parking with One Allocated Space
- Private Rear Garden
- Excellent Location Close to Leigh Broadway, Bonchurch Park

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 pleased to offer for sale this superb two double bedroom duplex apartment which is positioned within the heart of Leigh-on-Sea and benefits from secure allocated parking and a private rear garden.

The accommodation comprises; entrance hall, cloakroom and an open-plan kitchen/lounge to the ground floor with landing, two double bedrooms and a bathroom completing the first. Externally, this wonderful starter home boasts secure allocated off street parking and a well presented private garden to rear.

The property is served by storage heating and offers double glazing as detailed.

Situated on London Road in Leigh-on-Sea, this spacious split level flat is well positioned for local amenities which includes nearby parks, shops, station and seafront. Also within walking distance is Leigh's fashionable Broadway and its array of bars, cafés, restaurants and popular boutiques.

With 188 years remaining on the lease, we strongly recommend viewing this super apartment.





Hall

Wood effect laminate flooring, stairs leading to first floor, coved cornice, down lights, entrance door to rear

Open Plan Kitchen Living Room

19'1" x 12'3"

Wood effect laminate flooring, electric radiator, double glazed window to front with fitted blinds, various TV points, stone worksurfaces with fitted wall and base units, space for washing machine, dishwasher and fridge freezer, integrated oven with four ring electric hob and extractor over, inset stainless steel bowl sink with drainer and mixer tap.

Cloakroom

Wood effect laminate flooring, WC, wash hand basin with mixer tap, tiled splashbacks, ceiling light, extractor.

First Floor Landing

Fitted carpet, storage cupboard, coved cornice, two ceiling lights. Doors into:

Bedroom One

14'0" x 11'0"

Fitted carpet, electric radiator, coved cornice, ceiling light, built in wardrobes, double glazed windows to front with fitted blinds.



Bedroom Two

10'10 x 9'9

Wood effect laminate flooring, electric radiator, built in wardrobe, coved cornice, ceiling light, double glazed windows to rear with fitted blind.

Bathroom

Vinyl flooring, bath with taps and shower over, part tiled walls, WC, wash hand basin with mixer tap and vanity unit, tiled splashbacks, heated towel rail, wall mounted mirrored cabinet, built in storage cupboard, coved cornice, ceiling light, extractor.

Externally

Rear Garden

Private rear garden with tiled patio, decking, artificial lawn, shed, side access leading to car park.

Parking

Secure and gated allocated off street parking for one car.

Lease Information

Lease 186 years remaining

Ground Rent £250 Per Annum (The vendor has advised that this will be reviewed in 2032 and again in 2062)

Service Charge: £1766 Per Annum

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

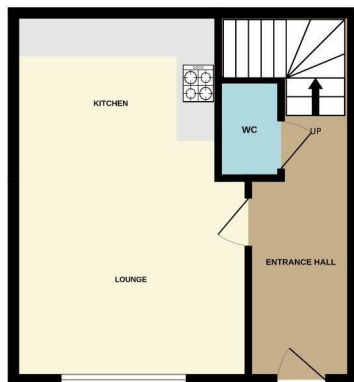
Property Details

2 Bedrooms
1 Bathrooms
1 Reception Rooms
Flat

Approx. 795.00 sq ft
EPC band: C
Tenure: Leasehold
Council Tax Band: B

£280,000

GROUND FLOOR
338 sq.ft. approx.



1ST FLOOR
457 sq.ft. approx.



TOTAL FLOOR AREA: 795 sq.ft. approx.
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The Old Bank, 26 Broadway
Leigh-on-Sea, SS9 1AW

01702 480 033

