



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

home.



# 164A Hadleigh Road

Leigh-On-Sea

SS9 2LP



- Spacious First Floor Flat
- Marine Estate Location
- Large Lounge with Bay Window and Feature Fireplace
- W/C and Separate Shower Room
- Spacious Kitchen / Diner
- Two Great Size Bedrooms
- High Ceilings Throughout
- Offered with Vacant Possession and a New Lease
- One Allocated Parking Space
- Excellent Location close to Leigh Broadway, Leigh Train Station and Belton Hills Nature Reserve

## 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 apartment located on Hadleigh Road in the desirable area of Leigh-On-Sea. This delightful flat boasts a spacious main bedroom, complemented by a generously sized second bedroom that can easily serve as a home office or nursery, catering to a variety of lifestyle needs.

The heart of the home is undoubtedly the large and bright lounge, which features a splendid west-facing bay window that floods the space with natural light. The lounge also includes a lovely decorative feature fireplace, adding a

touch of character and warmth to the room. In addition, the property offers a spacious kitchen, separate W/C and shower room, ensuring convenience for residents and guests alike.

Externally, the apartment benefits from one allocated parking space, a valuable asset in this sought-after location. Situated in the Marine Estate, this property is ideally placed within close proximity to Leigh Broadway, where you can enjoy a variety of shops, cafes, and



restaurants. Furthermore, Leigh train station is just a short distance away, providing excellent transport links for commuters. For those who appreciate the great outdoors, the nearby Belton Hills Nature Reserve offers beautiful green spaces for leisurely walks and relaxation.

This first-floor apartment presents an excellent opportunity for first-time buyers, young families, or those looking to downsize, all while enjoying the vibrant community and amenities that Leigh-On-Sea has to offer. Do not miss the chance to make this lovely flat your new home.



### Accommodation Comprises

The property is approached via a pathway leading to wooden entrance door with double glazed obscure window panel leading into:

### Entrance Hallway

Carpeted, skirting, ceiling light, stairs leading to the first floor landing, dado rail, secondary glazed stained glass window.

### First Floor Landing

Carpeted, skirting, dado rail, picture rail, ceiling light, loft access, phone entry system, radiator. Doors to:

### Lounge

16'7 x 12'9

Carpeted, skirting, picture rail, ceiling light, double glazed bay window to front aspect, feature fireplace with wooden mantle and granite hearth, radiator.

### Kitchen

11'0 x 10'10

Tiled effect lino flooring, part tiled walls, spotlighting, radiator, double glazed window to rear aspect. The kitchen is fitted to include a range of base units with wooden effect rolled edge worksurfaces with matching eye level wall mounted units, space and plumbing for a washing machine, sink with drainer and mixer tap, freestanding oven with four ring gas hob and extractor, ideal combi boiler.

### Bedroom One

16'0 x 12'0

Carpeted, skirting, picture rail, ceiling light, two fitted wardrobes to alcoves, double glazed window to rear aspect, radiator.

### Bedroom Two

9'8 x 7'7

Carpeted, skirting, picture rail, ceiling light, double glazed window to front aspect, radiator.

### Shower Room

6'0 x 6'0

Tiled flooring and walls, walk-in corner shower cubicle, wash hand basin with vanity storage beneath, spotlighting, double glazed obscure window to side aspect, heated towel rail.





### Separate WC

6'0 x 2'6

Tiled flooring and part tiled walls, spotlighting, double glazed obscure window to side aspect.

### Externally

### Parking

Block paved driveway providing off street parking for one car

### Lease Information

Lease: The vendor has advised that a new lease of 125 years will be formed on completion

Ground Rent: £0

Service Charge: £250 Per Annum

Building Insurance: £280 Per Annum

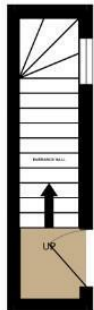
Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.





GROUND FLOOR  
41.5 sq. ft. approx.

1ST FLOOR  
452 sq. ft. approx.



TOTAL FLOOR AREA: 664 sq. ft. approx.  
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## Property Details

2 Bedrooms  
1 Bathrooms  
1 Reception Rooms  
Flat

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

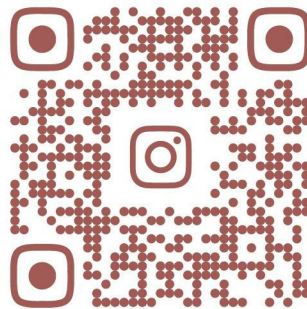
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