



Burnham Road, Leigh-On-Sea
£399,995

home.

41 Burnham Road

Leigh-On-Sea
SS9 2JT



- Spacious Ground Floor Flat
- Two Double Bedrooms
- Private West Facing Garden
- Modern Kitchen with Utility Space
- Contemporary Bathroom
- Large Lounge with Doors Leading to Garden
- Dedicated Dining Room
- A Beautiful Blend of Traditional Features and Contemporary Design
- West Leigh Junior and Infant School Catchment
- Excellent Marine Estate 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 ground floor flat located on Burnham Road in the desirable area of Leigh-On-Sea. This two-bedroom property offers a perfect blend of traditional elegance and modern convenience, making it an ideal home for those seeking comfort and style.

As you enter through the stunning stained glass panelled door, you will be greeted by a spacious and bright lounge, featuring lovely decorative corning and ceiling roses that add character to the space. The lounge boasts doors that open directly into the private rear garden, allowing for a seamless connection between indoor and outdoor living. Adjacent to the lounge is a dedicated dining room, perfect for entertaining guests or enjoying family meals. The modern kitchen is equipped with fitted appliances and leads to a practical utility space, ensuring that all your

needs are met.

The flat comprises two generously sized double bedrooms, providing ample space for relaxation and rest. The contemporary bathroom is well-appointed, offering a stylish and functional area for your daily routines.

Externally, the property features a charming front garden that adds to its curb appeal, while the south/west facing rear garden is a fantastic size, perfect for enjoying sunny afternoons or hosting gatherings with friends and family.



Situated in the sought-after Marine Estate, this flat is conveniently located close to Leigh Broadway, where you can find a variety of shops, cafes, and restaurants. Additionally, Leigh train station is just a short stroll away, providing easy access to London and beyond. For nature enthusiasts, the beautiful Belton Hills Nature Reserve is within walking distance, offering picturesque walks and stunning views.

This delightful flat is a rare find in a prime location, combining traditional charm with modern living. We invite you to arrange a viewing and experience all that this property has to offer.



Accommodation Comprises

The property is approached via crazy paved pathway with lawn area, mature trees and shrubs to side, side access to rear. Wooden entrance door with double glazed stained glass decorative panel window into:

Entrance Hallway

Mat well and wood effect laminate flooring, skirting, dado rail, two ceiling roses with lights, radiator, decorative cornice, storage cupboard. Doors to:

Bedroom Two

11'0 x 9'3

Wood effect laminate flooring, skirting, picture rail, coved cornice, ceiling rose with light, radiator, double glazed window to front aspect and two double glazed windows to side aspect with shutters.

Bedroom One

16'4 x 12'11

Wood effect laminate flooring, skirting, decorative cornice and ceiling rose with light, radiator, double glazed window to front aspect with shutters, feature fireplace with cast iron surround, granite hearth and decorative tiling.

Lounge

12'11 x 12'3

Wood effect laminate flooring, skirting, picture rail, coved cornice, decorative ceiling rose with light, radiator, double glazed French doors leading to the garden.

Dining Room

11'1 x 10'0

Wood effect laminate flooring, skirting, dado rail, decorative cornice, ceiling rose with light, radiator, double glazed window to side aspect with shutters. Door to:

Kitchen

9'10 x 8'5

Wood effect laminate flooring, skirting, coved cornice, spotlighting, double glazed window to rear aspect, radiator, access to utility space. The kitchen is fitted to include a range of base units with stone effect work surface and matching eye level wall mounted units, inset one and a half sink with drainer and mixer tap, dishwasher, integrated oven with four ring gas hob and extractor above, tiled splashback, integrated fridge freezer.

Utility Space

6'7 x 3'2

Wood effect laminate flooring, skirting, coved cornice, ceiling light, double glazed window to rear aspect, space and plumbing for washing machine, double glazed panelled door leading to the garden. Sliding door to:

Bathroom

6'7 x 6'0

Contemporary bathroom (installed 2025) comprises; tiled flooring, part tiled walls, double glazed obscure window to side aspect, heated towel rail, wash hand basin with vanity storage beneath, panelled bath with shower over, Rainfall shower attachment and Bidet hose.

Externally

Rear Garden

South west facing rear garden commences with decking area with the remainder being laid to lawn, mature flower bed borders, water tap and side access to front.

Lease Information

Lease: 135 years remaining

Ground Rent: £29.00 Per Annum

Service Charge: £0.00

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





GROUND FLOOR
761 sq.ft. approx.



TOTAL FLOOR AREA : 761 sq.ft. approx.
Made with Metroplan 62026



Property Details

2 Bedrooms
1 Bathrooms
2 Reception Rooms
Flat - Ground Floor

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

£399,995

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The Old Bank, 26 Broadway
Leigh-on-Sea, SS9 1AW

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