



Leigh Hall Road, Leigh-On-Sea  
£290,000

home.

# Flat 3, 64 Leigh Hall Leigh-On-Sea SS9 1QZ



- Spacious First Floor Flat
- Two Double Bedrooms
- Modern Bathroom
- Contemporary Kitchen with Ample Storage
- Spacious and Bright Lounge with Bay Window
- Within the School Catchment for Leigh North Street Primary School
- Recently Renovated by the Current Owner
- Perfect for First Time Buyers or Investors
- No Onward Chain and Long Lease
- Excellent Location Close to Leigh Broadway and a Short Walk to Leigh Train Station

## 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 spacious first-floor flat located on Leigh Hall Road in the desirable area of Leigh-On-Sea. This property is an excellent opportunity for first-time buyers or investors, being sold with no onward chain and benefiting from a long lease.

Upon entering, you will find a spacious and bright lounge, enhanced by a lovely bay window that allows natural light to flood the room, creating a warm and inviting atmosphere. The flat features a modern kitchen, equipped with ample storage space, making it both functional and stylish. The contemporary bathroom boasts a walk-in shower and elegant marble effect walls, providing a touch

of luxury.

The property comprises two well-proportioned bedrooms. The large primary bedroom offers a comfortable retreat, while the second bedroom is versatile enough to serve as a home office or guest room, catering to your lifestyle needs.



Situated in an excellent location, this flat is just a short distance from Leigh Broadway, where you can enjoy a variety of shops, cafes, and restaurants. Additionally, Leigh train station is conveniently nearby, providing easy access to transport links.

This delightful flat combines modern living with a prime location, making it a perfect choice for those looking to settle in a vibrant community. Don't miss the chance to make this lovely property your new home.



### **Accommodation Comprises**

The property is approached via a communal pathway leading to the storm porch with communal wooden door into:

### **Communal Hallway**

Stairs leading to the first floor. Private wooden entrance door into:

### **Entrance Hallway**

Wood effect laminate flooring, skirting, three ceiling lights, phone entry system, storage cupboard, radiator. Doors to:

### **Lounge**

13'3 x 10'6

Wood effect laminate flooring, skirting, ceiling light, double glazed boxed bay window to the front aspect with Sash windows, radiator.

### **Kitchen**

10'9 x 5'11

Wood effect laminate flooring, skirting, coved cornice, ceiling light, double glazed Sash window to front aspect, Alpha combi boiler. The kitchen is fitted to include a range of base units with stone effect rolled edge worksurfaces with matching eye level wall mounted units, tiled splashback, inset sink with drainer and mixer tap, space and plumbing for washing machine, integrated oven with four ring gas hob over.

### **Bedroom One**

12'0 x 11'6

Wood effect laminate flooring, skirting, ceiling light, double glazed window to the front aspect, radiator.

### **Bedroom Two**

8'11 x 8'8

Wood effect laminate flooring, skirting, ceiling light, double glazed window to the front aspect, radiator.

## Bathroom

8'1 x 4'9

Tiled effect flooring, marble effect panelled walls, extractor, central ceiling light, WC, wash hand basin with vanity storage beneath, mirrored vanity unit, walk-in shower cubicle with Rainfall shower, heated towel rail.

## Lease Information

Lease: 162 years remaining  
Ground Rent: £100 Per Annum (The vendor has advised that there is a review period every 33 years)

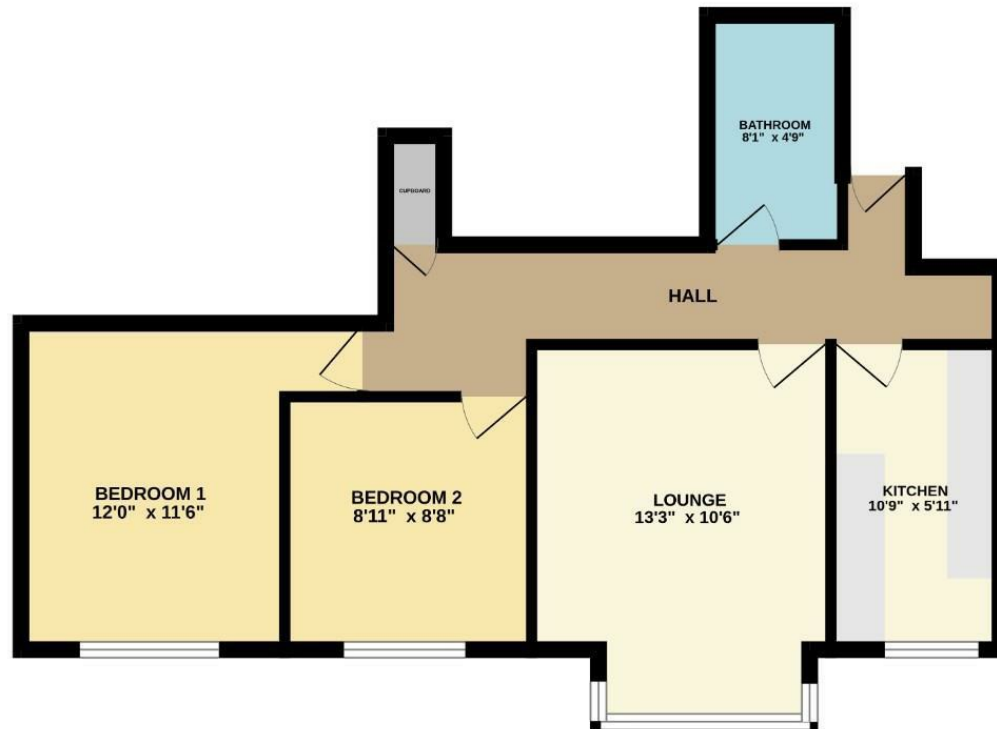
Service Charge: £1,200 Per Annum including insurance

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





FIRST FLOOR  
524 sq.ft. approx.



TOTAL FLOOR AREA : 524 sq.ft. approx.  
Made with Metropix ©2026



## Property Details

2 Bedrooms  
1 Bathrooms  
1 Reception Rooms  
Flat

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

£290,000

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home.



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