



Station Road, Leigh On Sea  
£375,000

home.

# 74 Station Road

## Leigh-On-Sea

### SS9 1SU



- Spacious Ground Floor Apartment in Central Leigh on Sea
- Private Entrance and Large Entrance Hall
- Two Generous Double Bedrooms
- Bright Lounge with Feature Fireplace and Bay Window
- West Facing Lounge Providing Excellent Natural Light
- Dining Room Open to Modern Kitchen
- Granite Worktops and Large Seven Ring Range Cooker
- Separate Shower Room and W/C
- Large Private Rear Garden with Patio and Lawn
- Close to Leigh Broadway Station and Leigh North Street School

#### Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033





## Property Overview

Home Estate Agents are delighted to offer for sale this spacious ground floor apartment, ideally positioned in the heart of Leigh-on-Sea and benefitting from a large private rear garden, generous living accommodation and its own private entrance.

This characterful home offers well proportioned rooms throughout and is perfectly located just a short walk from Leigh Broadway, Leigh Station and within catchment for Leigh North Street School.

The accommodation begins with a spacious entrance hall featuring two large storage cupboards, providing excellent practicality. There are two generous double bedrooms, alongside a bright and spacious lounge with a feature fireplace and a large west facing bay window which fills the room with natural light.

The property also benefits from a separate W/C and shower room, while the dining room flows openly into the kitchen, creating a sociable and versatile living space. The kitchen itself offers ample storage, granite worktops and a substantial range cooker with a seven ring gas hob,

ideal for those who enjoy cooking and entertaining.

Externally, the standout rear garden provides an excellent outdoor setting, with a large patio area leading onto an extensive lawned section, offering fantastic space for families, entertaining or relaxing.

Combining spacious accommodation, outdoor space and a prime Leigh-on-Sea location, this is a wonderful opportunity to acquire a charming ground floor home.



## Accommodation comprises of...

### Accommodation Comprises

The property is approached via a crazy paved pathway leading to covered porch area. Wooden entrance door with double glazed obscure lead light panel leading into:

### Entrance Hallway

Mat well with the remainder of the floor laid with wood effect laminate flooring, single glazed obscure panel to the side aspect, skirting, picture rail, ceiling light, two storage cupboards, radiator. Doors to:

### Downstairs WC

Wood effect laminate flooring, skirting, ceiling light, double glazed UPVC window to the side aspect, WC.

### Bathroom

Tiled flooring, marble effect UPVC panelled walls, ceiling light, extractor fan, double glazed obscure UPVC window to the side aspect, pedestal wash hand basin with taps, walk-in shower cubicle, heated towel rail.

### Lounge

Carpeted, skirting, picture rail, coved cornice, ceiling light, double glazed bay window to front aspect, feature cast iron fireplace with granite hearth, radiator.

### Bedroom One

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

### Bedroom Two

Carpeted, skirting, ceiling light, picture rail, double glazed UPVC windows to the front and side aspect, radiator.

### Open Plan Kitchen/Diner

#### Dining Room

Wood effect laminate flooring, skirting, coved cornice, ceiling light, two double glazed windows to the side aspect, Ideal combi boiler, base cabinets with granite worksurfaces - one a peninsular island and wall cabinetry, radiator, space for fridge freezer.

### Kitchen Area

Tiled flooring, skirting, ceiling light, double glazed window to the side aspect, double glazed UPVC patio door leading to the garden, further range of base units with granite worksurface and matching eye level wall mounted units, inset one and a half sink with drainer and mixer tap, space for a washing machine, large Stoves Range cooker with double oven and seven ring gas hob with extractor over.

### Externally

#### Rear Garden

Rear garden commences with large paved patio area. The remainder of the garden is mainly laid to lawn with a further patio area, external power and water tap.

### Lease Information

Lease: 144 years remaining

Ground Rent: £0

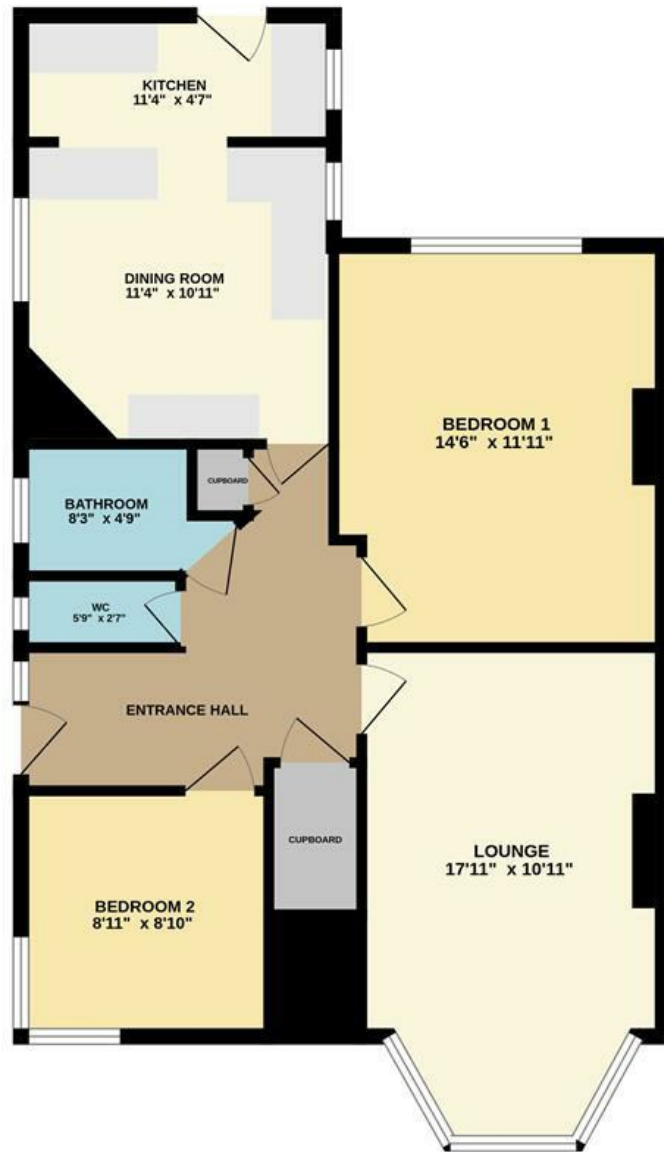
Service Charge: £0

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





GROUND FLOOR  
756 sq.ft. approx.



TOTAL FLOOR AREA : 756 sq.ft. approx.  
Made with Metropix ©2026



## Property Details

2 Bedrooms  
1 Bathrooms  
1 Reception Rooms  
Flat

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

£375,000

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

01702 480 033

