



Blenheim Crescent, Leigh-On-Sea  
£285,000

home.

# 96 Blenheim Crescent Leigh-On-Sea SS9 3DX

 2  1  1

- Spacious Ground Floor Flat
- Two Double Bedrooms
- Excellent Potential for Modernisation
- Shower Room and Separate W/C
- Large and Bright Lounge
- Spacious Kitchen with Breakfast Bar
- No Onward Chain
- Off Street Parking and Garage to Rear
- Perfect for First Time Buyer or Investment
- Excellent Location Close to Leigh Broadway, Bonchurch Park 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 charming two-bedroom ground floor flat located on Blenheim Crescent in Leigh-On-Sea. This property offers a wonderful opportunity for first-time buyers or investors, especially as it comes with no onward chain.

Upon entering, you will find a spacious and bright lounge that provides a welcoming atmosphere, perfect for relaxation or entertaining guests. The large kitchen is well-equipped, offering ample space for culinary pursuits. The flat features two generously sized double bedrooms, ensuring comfort and privacy. Additionally, there is a

shower room with a separate W/C, enhancing convenience for residents.

Storage is plentiful throughout the property, making it easy to keep your living space tidy and organised. Externally, the flat benefits from communal gardens both at the front and rear, providing a lovely outdoor space to enjoy. The rear of the property includes a garage and one allocated parking space, accommodating up to two vehicles.



Situated in an excellent location, this flat is just a short stroll from Leigh Broadway, where you can find a variety of shops, cafes, and restaurants. Bonchurch Park is also nearby, offering a peaceful retreat for leisurely walks. Furthermore, Leigh Train Station is within easy reach, making commuting a breeze.

This delightful flat combines comfort, convenience, and a prime location, making it an ideal choice for those looking to settle in Leigh-On-Sea. Do not miss the chance to view this property and discover all it has to offer.



#### Front

Communal front gardens a pathway leading to the communal entrance hall.

#### Communal Entrance Hall

Leading into the property via a wooden door. Carpet flooring, skirting, pendant ceiling light x 2, radiator, storage cupboard. Doors to the lounge, kitchen, shower room, WC & bedroom 1 & 2.

#### Lounge

14'9 x 11'1

Wood effect laminate flooring, skirting, ceiling light with ceiling fan, two radiators, double glazed window to the front aspect with fitted blinds, internal obscured single glazed window with an opening leading to the kitchen.

#### Kitchen

12'10 x 9'2

Tile effect lino flooring, skirting, ceiling light, double glazed window to the side aspect, breakfast bar area. Kitchen has a roll top work surface, base & wall cabinets, tile back splash, oven with four ring gas hob over and extractor fan over, one and a half bowl sink with drainer and stainless steel mixer tap, space and plumbing for a washing machine, space for fridge/freezer, Alpha Evoke 28 combi boiler.

### Shower Room

6' x 5'8

Tile effect lino flooring, part tiled walls, radiator, ceiling light, sink with storage under & mixer tap over, mirrored vanity unit, walk-in shower cubicle with electric shower.

### WC

Separate WC with tile effect lino flooring, part tiled walls, extractor fan, pendant ceiling light, toilet.

### Bedroom One

13'9 x 9'11

Carpet flooring, skirting, pendant ceiling light, radiator, double glazed window to rear aspect.

### Bedroom Two

10'7 x 7'9

Carpet flooring, skirting, radiator, pendant ceiling light, double glazed window to rear aspect, storage cupboard.

### Communal Gardens

Communal gardens to rear, side access leading to the front of the property.

### Garage

Garage with parking space in front.

### Lease Information

Lease: 147 years remaining

Ground Rent: £37.80 Per Annum

Service Charge/Management Fee : £1,536 Per Annum

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





THE BEST HOMES IN THE NEIGHBOURHOOD

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GROUND FLOOR  
633 sq.ft. approx.



TOTAL FLOOR AREA : 633 sq.ft. approx.  
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## Property Details

2 Bedrooms  
1 Bathrooms  
1 Reception Rooms  
Flat - Ground Floor

Approx. 633.00 sq ft  
EPC band: C  
Tenure: Leasehold  
Council Tax Band: B

£285,000

### Interested?

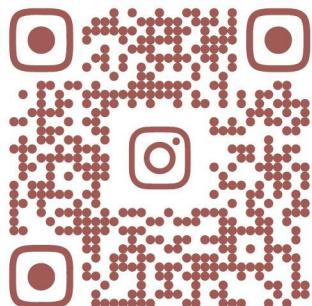
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