



Leigh Park Road, Leigh-On-Sea
£425,000

home.

23 Leigh Park Road

Leigh-On-Sea
SS9 2DU



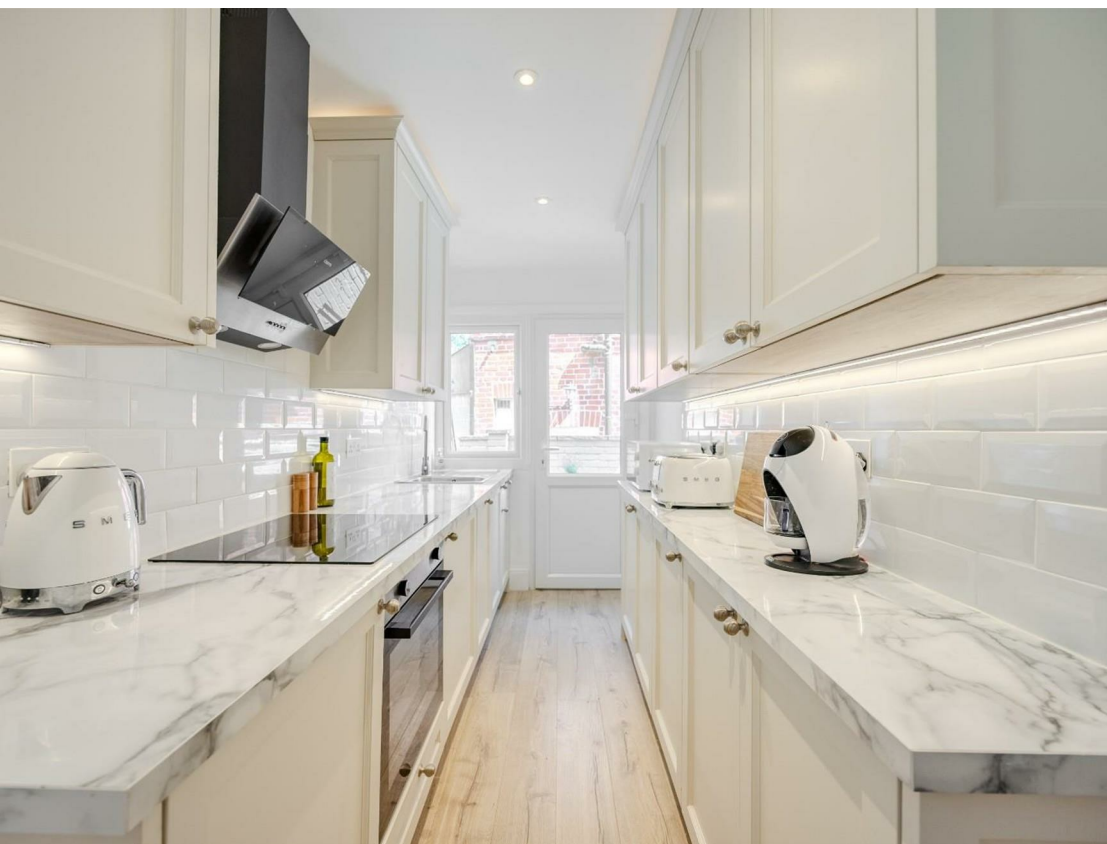
- Beautifully Presented Ground Floor Apartment
- Sea Glimpses from a Prime Leigh on Sea Location
- Private Entrance & Off Street Parking
- Two Generous Double Bedrooms
- Stylish Bathroom with Walk in Shower and Chequerboard Flooring
- Spacious South Facing Lounge with Shutters
- Modern Kitchen with Marble Effect Worktops
- Separate Utility Room and Private Courtyard Garden
- Ideal First Time Purchase or Downsize Opportunity
- Close to Leigh Broadway, Old Leigh, Leigh Station and The Beach

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 offer for sale this beautifully presented ground floor apartment, benefitting from its own private entrance, attractive sea glimpses and a prime Leigh-on-Sea location just moments from the Broadway and seafront.

This stylish home offers well balanced accommodation throughout and would make an ideal first time purchase, downsize or investment opportunity. The property commences with a private entrance leading into a bright and welcoming interior. There are two generous double bedrooms, providing versatile accommodation for couples, families or those working from home.

The contemporary bathroom has been finished to an excellent standard, featuring a walk-in shower, striking chequerboard tiled flooring and elegant tiled walls, creating a sophisticated feel.

The spacious lounge is filled with natural light from a large south facing window complete with shutters, providing a comfortable and inviting living space. Leading from the lounge is the modern kitchen, fitted with marble effect worktops, integrated appliances and ample storage. A useful utility room is positioned just off the kitchen, adding further practicality.

To the rear, a door opens onto a private courtyard garden, offering an ideal outdoor retreat for relaxing or entertaining.

Perfectly positioned close to Leigh Broadway, Old Leigh, Leigh Station and the beach, this superb apartment combines stylish living with an exceptional coastal lifestyle.



Accommodation Comprises

The property commences with an attractive front garden with a pebbled area and mature flower bed border. Storm porch with a brick floor and ceiling light, single glazed window to the side, wooden entrance door with inset single glazed stained glass panel and single glazed window above leading into:

Entrance Hall

Wood effect laminate flooring, skirting, ceiling rose with light. Doors to:

Bedroom One

11'7 x 11'6

Carpeted, skirting, ceiling rose with light, double glazed windows to the front aspect with shutters, cast iron radiator.

Bathroom

8'8 x 5'11

Tiled flooring, part tiled walls, heated towel rail, wash hand basin with taps and storage beneath, WC, walk-in shower with Rainfall shower head, spotlighting, extractor fan.

Lounge

12'7 x 11'2

Wood effect laminate flooring, skirting, coved cornice, ceiling rose with light, cast iron radiator, book shelf storage with cupboard beneath to alcoves, double glazed window to the front aspect with shutters. Door to:

Bedroom Two

11'11 x 9'5

Carpeted, skirting, coved cornice, ceiling rose with light, two double glazed windows to the front aspect with shutters, cast iron radiator.

Kitchen

13'6 x 5'5

Wood effect laminate flooring, skirting, spotlighting, double glazed window to rear with shutters, double glazed window to the side aspect, and double glazed UPVC patio door to the garden. The kitchen is fitted to include a range of base units with marble effect worksurfaces and matching eye level wall mounted units, tiled splashback, integrated oven with four ring induction hob and extractor over, sink with drainer and mixer tap, integrated under-counter fridge and freezer. Door to:

Utility Room

8'9 x 2'3

Concrete flooring, spotlighting, coved cornice, double glazed obscure window to the side aspect, space and plumbing for washing machine, Ideal combi boiler.

Externally

Rear Garden

Wood effect composite decking area with gated access leading to the front of the property, small raised flower bed border with pebbles, external water tap and wall lighting, sea views. To the immediate rear there is views over Leigh Library gardens.

Parking

Off street parking for one car to the side.

Lease Information

Lease: 144 years remaining

Ground Rent: £21 Per Annum

Service Charge: £55 Per Annum

Building Insurance: £708.12 Per Annum

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





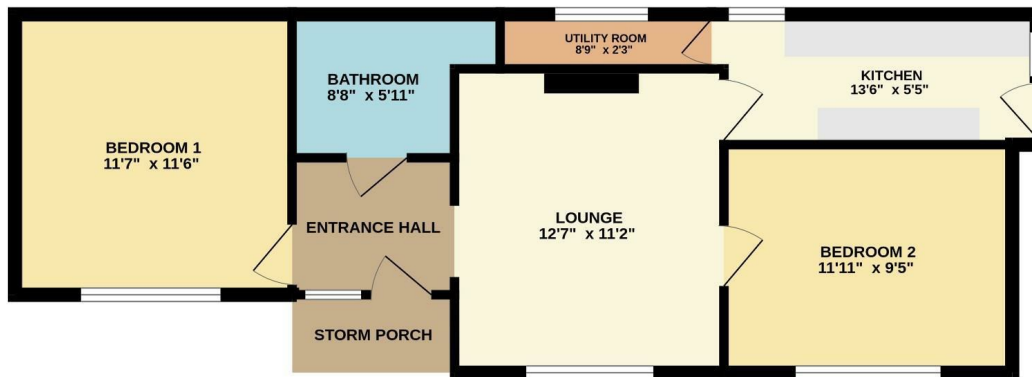
Property Details

2 Bedrooms
1 Bathrooms
1 Reception Rooms
Flat - Ground Floor

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

£425,000

GROUND FLOOR
579 sq.ft. approx.



TOTAL FLOOR AREA : 579 sq.ft. approx.
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The Old Bank, 26 Broadway
Leigh-on-Sea, SS9 1AW

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