# Leigh Park Road, Leigh-On-Sea

£315,000

home.

# 1 Leigh Park Road

## Leigh-On-Sea
## SS9 2DU

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- Gorgeous & Super Cool One Bedroom Ground Floor Apartment
- Fantastic Spot In The Heart Of Leigh-on-Sea
- Huge Advantage Of No Onward Chain
- Within A Few Steps To The Old Town, Beach & Mainline Railway Station
- Fabulous West Facing Open Plan Lounge & Kitchen With Access To A Terrace
- Direct Access To Own Private West Facing Courtyard Garden With Estuary Views
- Perfectly Positioned To Take Advantage Of All The Wonderful Amenities

### 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 Of Leigh are delighted to offer for sale this absolutely gorgeous and super cool one bedroom ground floor apartment which is situated in a fantastic spot in the heart of Leigh On Sea and within a few steps to the old town, beach and mainline railway station offering direct access into London Fenchurch Street.

The accommodation comprises a split level entrance hall, a fabulous west facing open plan lounge & kitchen with access to the terrace, a large double bedroom and a modern three piece bathroom suite.

Outside the property has direct access to its own private west facing courtyard garden with estuary views.

Located on Leigh Park Road in Leigh On Sea, this attractive property is perfectly positioned to take advantage of all the wonderful amenities Leigh On Sea has on offer along with the huge advantage of no onward chain.

**Accommodation Comprises:**
The property is approached via communal entrance door into a communal hall with private door to:

**Entrance Hall:**
12'2 x 2'3
Split level with doors to:

**Open Plan Lounge/Kitchen:**
18'1 (max) x 16'3
A wonderful west facing split level area with clearly defined areas as follows:

**Lounge:**
16'3 x 9'10
Double glazed French doors to front with access to the courtyard, wood flooring, coved to smooth plastered ceiling, two cast iron radiators, steps up to:

**Kitchen:**
11'1 x 8'2
Sash window to front aspect. The kitchen is fitted to include a twin butler sink with mixer tap, inset into a range of square edge work surfaces with cupboards and drawers beneath, appliance space for cooker with fitted extractor hood above, further range of matching eye level wall mounted units incorporating a built-in eye level microwave, appliance space and plumbing for washing machine and further recess for fridge/freezer, wood flooring, door to:

**Bathroom:**
7'9 x 4'9
Modern three piece suite comprising; bath with shower unit over, low level WC, wash hand basin with mixer tap and vanity storage beneath, additional built-in cupboard housing boiler (not tested), tiled flooring, fully tiled to surrounding walls, heated towel rail.

**Externally:**

**Courtyard Garden:**
The property has access to a gorgeous south/west facing courtyard garden which is paved providing a fabulous space for outside dining and entertaining.

**Lease Information**
Lease: 155 years remaining
Ground Rent: £100 Per Annum
Service Charge: As & when required
Building Insurance: £316

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

GROUND FLOOR
612 sq.ft. approx.

TOTAL FLOOR AREA : 612 sq.ft. approx.
Made with Metropix ©2026

# Property Details

1 Bedrooms
1 Bathrooms
1 Reception Rooms
Flat - Ground Floor

Approx. 612.00 sq ft
EPC band: E
Tenure: Leasehold
Council Tax Band: B

£315,000

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