



Percy Road, Leigh-On-Sea

Price Guide £350,000

home.

# 11 Percy Road

Leigh-On-Sea  
SS9 2LA



- Wonderful Two Bedroom Ground Floor Apartment
- Own Private Entrance Door & Direct Access To A West Backing Garden
- Lounge With Access To The Rear Garden
- Modern Fitted Kitchen & Bathroom
- Detached Garage Plus Additional Off Street Parking For Two Vehicles
- Perfectly Positioned For Leigh Broadway
- Short Stroll Of The Old Town & Mainline Railway 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





\*\*\*\* Guide Price £350,000 - £375,000 \*\*\*\*

Home Of Leigh are super excited to offer for sale this wonderful two bedroom ground floor apartment which has it all - its own private entrance door, direct access to a west backing garden, a detached garage plus additional off street parking for two vehicles and a nice healthy lease.

The accommodation includes a spacious entrance hall, a west facing lounge with access to the rear garden and a modern fitted kitchen, two well appointed bedrooms and a modern three piece bathroom suite.

Externally the property boasts its own private west backing rear garden, a detached garage to the rear and additional off street parking to the front for two vehicles.

Located in Percy Road on the edge of the highly sought after Marine Estate, this bright and airy apartment is perfectly positioned to take advantage of Leigh Broadway which is within walking distance with its array of shops, bars, restaurants and boutiques as well as being within a short stroll of the old town and mainline railway station offering direct access into London Fenchurch Street.

### Accommodation Comprises:

The property is approached via its own private entrance door leading to:

#### Entrance Hall:

10'3 (min) x 9'4 (max)

Wood flooring throughout, coved ceiling, radiator, doors to:

#### Lounge:

14'10 x 12'4

Double glazed patio doors to the rear garden, wood flooring, coved ceiling, radiator.

#### Kitchen:

12'6 x 10'4

Double glazed windows to side and rear aspects. The kitchen is fitted to include a stainless steel sink unit with mixer tap, inset into a range of work

surfaces with cupboards and drawers beneath, built-in oven and four ring electric hob with extractor hood above, further range of matching eye level wall mounted units, appliance space and plumbing for washing machine and dishwasher, cupboard housing boiler (not tested), tiled flooring, radiator, double glazed door to lobby.

#### Lobby:

5'9 x 3'2

Double glazed windows to rear and side aspects with adjacent door to garden, appliance space for tumble dryer.

#### Bedroom One:

15'2 x 12'6

Double glazed window to front aspect, carpeted, coved ceiling, radiator.

#### Bedroom Two:

9'11 x 9'1

Double glazed window to front aspect, carpeted, coved ceiling, built-in under stairs storage cupboard and additional shelving, radiator.

#### Bathroom:

7'1 x 5'9

Double glazed obscure window to side aspect, modern three piece suite comprising; bath with mixer tap and rainfall shower head, low level WC, wash hand basin with mixer tap and vanity cupboard beneath, tiled flooring, heated towel rail.

#### Externally:

#### Rear Garden:

The rear garden commences with a decked patio area to the immediate





rear with the remainder is laid with artificial lawn and enclosed by screen panelled fencing, outside lighting, tap and side access to the front.

#### **Parking Facilities:**

The property benefits from a single garage located to the rear with additional off street parking to the front for two vehicles.

#### **Lease Information**

Lease: 129 years remaining

Ground Rent: £0

Service Charge: £0 - The vendor has advised that maintenance is shared with the upstairs apartment on an if and when needed basis.

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





## GROUND FLOOR



Made with Metropix ©2026

## Property Details

2 Bedrooms  
1 Bathrooms  
1 Reception Rooms  
Flat - Ground Floor

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

£350,000

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home.



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