



Victor Drive, Leigh-On-Sea  
£1,595 PCM

home.

# 25 Victor Drive

Leigh-On-Sea  
SS9 1PP



- Delightful Two Bedroom Ground Floor Flat
- Own Private Garden
- Lounge & Separate Kitchen
- Perfectly Placed For Shops, Cafes & Parks

## 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 pleased to present this delightful ground floor flat on Victor Drive offering a perfect blend of comfort and convenience.

The heart of the home is a welcoming reception room, providing a warm and inviting space for relaxation and entertaining. The property also features a well-appointed bathroom, ensuring all your essential needs are met.

One of the standout features of this property is its own private garden, a rare find in this central location. This outdoor space is perfect for enjoying sunny days, hosting barbecues, or simply unwinding in a tranquil setting.

Situated in the heart of Leigh-On-Sea, you will benefit from easy access to local amenities, including shops, cafes, Chalkwell station and parks, all within a short stroll. The area is well-connected, making it convenient for commuting and exploring the surrounding regions.

This charming two-bedroom flat on Victor Drive presents an excellent opportunity for those looking to embrace a comfortable lifestyle in a sought-after location. Do not miss the chance to make this lovely property your new home.





### Accommodation Comprises

The property is approached via communal door into lobby. Private entrance door into:

#### Hallway

Carpeted, skirting, dado rail, ceiling light, storage cupboard. Doors to:

#### Lounge

15'9 x 11'1

Original wood flooring, skirting, picture rail, ornate coved cornice, ceiling rose with light, double glazed bay window with sea glimpses. Blinds, feature fireplace, power points, radiator.

#### Kitchen

9'4 x 6'0

Tiled effect vinyl flooring, range of base units with wooden worksurfaces and matching eye level wall mounted units, integrated electric oven with four burner gas hob and extractor over, tiled splashbacks, stainless steel sink with mixer tap and drainer, space for fridge freezer, space for washing machine, ceiling light, UPVC double glazed windows and door with obscure window leading to the rear garden.

#### Bedroom One

10'9 x 10'0

Carpeted, skirting, ornate coved cornice, ceiling rose with light, UPVC double glazed window overlooking the rear garden, power points, radiator.



### **Bedroom Two**

10'3 x 7'8

Carpeted, skirting, ceiling light, UPVC double glazed window to the rear, radiator.

### **Bathroom**

Tiled flooring, tiled walls, ceiling light, panelled bath with taps and shower attachment over, wash hand basin with mixer tap, WC, obscure window.

### **Externally**

#### **Rear Garden**

Rear garden commences with paved area with steps leading up to the remainder of the garden, which is gravelled with seating.

#### **Agency Note**

After the 01st February 2016 all applicants over the age of 18 years old will need to undergo "Right to rent" checks. Please note that some properties may be advertised using images and details which were taken in the past and therefore a viewing is always strongly recommended. After 01st June 2019, the tenancy deposit will be the equivalent of five weeks rent (subject to the monthly rental amount). The tenancy deposit is calculated at the monthly rental amount, multiplied by 12 (number of months in the year), divided by 52 (number of weeks in the year), multiplied by 5.



## Property Details

2 Bedrooms  
1 Bathrooms  
1 Reception Rooms  
Flat - Ground Floor

Approx. 600.00 sq ft  
EPC band: D  
Tenure:  
Council Tax Band: B

£1,595 PCM

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