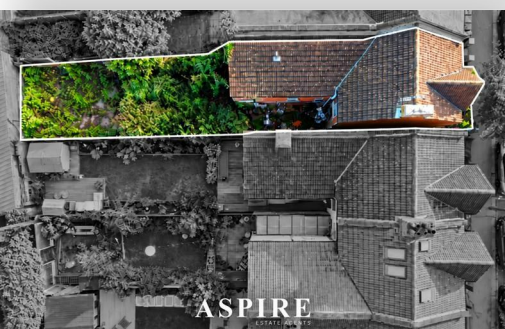


*To arrange a viewing contact us
today on 01268 777400*



Leigham Court Drive, Leigh-On-Sea Offers in excess of £260,000

Leigham Court Drive, Leigh-on-Sea – An Exceptional Investment Opportunity!

CASH BUYERS ONLY | FREEHOLD INCLUDED | HUGE POTENTIAL | TWO/THREE BEDROOMS | LARGE PRIVATE REAR GARDEN | PRIME LEIGH-ON-SEA LOCATION

Calling All Investors & Cash Buyers! A rare opportunity to acquire a generously proportioned two-bedroom ground floor flat, complete with the freehold, offering the exciting potential to create a third bedroom and benefiting from its own substantial private rear garden. Situated on the highly sought-after Leigham Court Drive, just moments from the vibrant Leigh Broadway, picturesque coastline and an array of independent boutiques, restaurants and cafés. Requiring internal remedial works, this property presents an exceptional opportunity to add significant value in one of Leigh-on-Sea's most desirable locations. An investment opportunity not to be missed!

www.aspireestateagents.co.uk

LOCATION, POTENTIAL & OPPORTUNITY – THIS ONE HAS IT ALL!

Aspire Estate Agents are delighted to present this exciting investment opportunity, perfectly positioned along the ever-popular Leigham Court Drive, right in the heart of Leigh-on-Sea.

Offered with the added benefit of the freehold of the whole building included, this generously proportioned ground floor flat presents a particularly attractive proposition for cash buyers and investors seeking a property with enormous potential in a truly exceptional location.

For buyers who recognise the importance of location, it really doesn't get much better than this! Just moments from the bustling Leigh Broadway, you'll find an outstanding selection of independent shops, fashionable cafés, award-winning restaurants and boutique businesses, all contributing to the unique charm and lifestyle that make Leigh-on-Sea such a highly desirable place to live.

The beautiful seafront, sandy beaches and historic Old Leigh are also within easy reach, offering scenic coastal walks, traditional pubs and stunning views across the Thames Estuary. Leigh-on-Sea railway station provides convenient direct connections into London Fenchurch Street, making this a fantastic location for commuters and further enhancing its investment appeal.

THE PROPERTY

Occupying the ground floor, this spacious flat offers two generously sized bedrooms alongside versatile accommodation, with the exciting potential to reconfigure the layout to create a third bedroom, subject to any necessary consents.

One of the property's standout features is undoubtedly its substantial private rear garden, a particularly desirable addition for a flat in such a central Leigh-on-Sea location. Offering an abundance of outdoor space, the garden presents fantastic potential to create a beautiful landscaped retreat, perfect for entertaining, relaxing or simply enjoying the warmer months.

Whilst the property requires internal remedial works and refurbishment, it provides an exciting blank canvas for investors looking to transform and unlock its full potential. With its generous proportions, flexible accommodation and highly sought-after location, there is considerable scope to enhance both its appeal and

value.

The inclusion of the freehold adds another compelling dimension to this opportunity, offering additional long-term appeal, subject to the legal structure and any existing leasehold arrangements.

AN INVESTMENT OPPORTUNITY WITH SERIOUS POTENTIAL

Opportunities to purchase properties with this combination of location, space, private outdoor accommodation and freehold ownership are increasingly sought after.

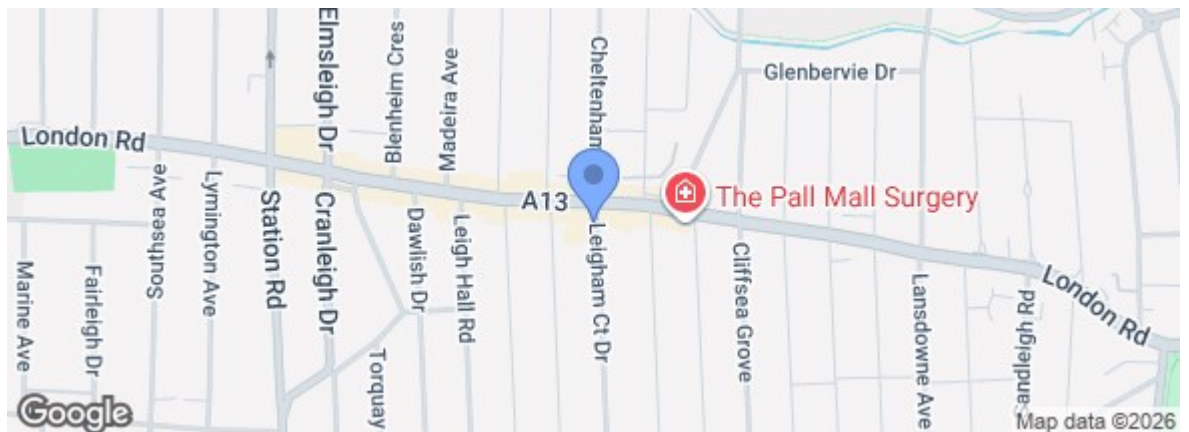
Whether you're an experienced investor looking for your next refurbishment project or a cash buyer seeking a property with significant potential, Leigham Court Drive offers a fantastic opportunity to create something special.

With excellent potential for rental income following the necessary improvements, alongside opportunities for future capital appreciation, this property represents an exciting prospect for those looking to maximise their investment, subject to market conditions and refurbishment costs.

CASH BUYERS ONLY – FREEHOLD INCLUDED – HUGE POTENTIAL!

Early viewing is highly recommended to fully appreciate the scale of accommodation, private garden, exceptional location and outstanding investment opportunity on offer.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.