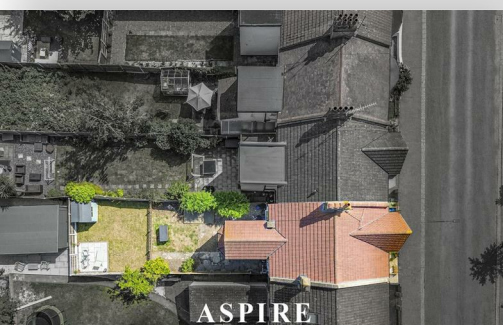


*To arrange a viewing contact us
today on 01268 777400*



Leigham Court Drive, Leigh-On-Sea £315,000

Aspire are pleased to present this well-proportioned two bedroom upper flat, ideally positioned within walking distance of Leigh Broadway, Old Leigh and Leigh-on-Sea Station.

A rare benefit for this style of property, the home is offered with a freehold, making it a fantastic opportunity for buyers seeking both location and long-term potential.

Internally, the property offers a spacious lounge/diner with high ceilings and a feature fireplace, creating a bright and characterful living space. The kitchen provides ample storage and worktop space, along with a breakfast bar and pleasant views over the rear garden and beyond.

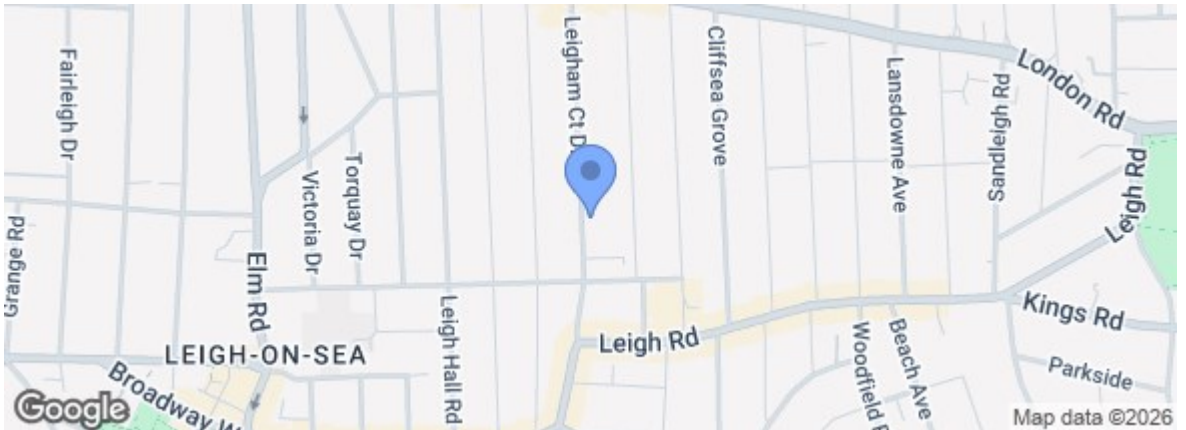
There are two bedrooms, with the main bedroom being a generous size and offering plenty of space for furniture, while the second bedroom is ideal as a single room, nursery or home office.

The bathroom comprises a bath with overhead shower, WC and wash hand basin.

Further benefits include high ceilings throughout, a large loft space offering potential to extend upwards subject to the necessary planning permissions, and no onward chain.

Perfectly placed close to Leigh's popular shops, cafes, restaurants, seafront and station, this maisonette is ideal for first-time buyers, commuters or those looking to enjoy everything Leigh-on-Sea has to 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		Current	Potential
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.