



## Leigham Court Drive, Leigh-on-Sea Offers Over £250,000



\* OWN PRIVATE ENTRANCE DOOR \* DIRECT ACCESS TO OWN PRIVATE REAR GARDEN \* LARGE BAY-FRONTED LOUNGE \* PRIME LEIGH-ON-SEA LOCATION \* Situated on Leigham Court Drive in Leigh-on-Sea, this one-bedroom ground floor flat benefits from its own private rear garden and offers plenty of potential for improvement. Requiring modernisation and refurbishment, the property presents an opportunity for buyers looking to put their own stamp on a home in a convenient location. The accommodation includes a spacious bay-fronted lounge, a generous bedroom overlooking the garden, a kitchen diner and a three-piece bathroom. The kitchen diner provides direct access to the flat's own private rear garden, a standout feature offering outdoor space for relaxing, gardening and entertaining, with scope to create an attractive retreat. Leigh Broadway and Leigh Road are just a short stroll away, offering a wide selection of shops, cafés and restaurants. Chalkwell and Leigh mainline stations are also within easy reach, providing rail connections into London. With its own private garden, well-proportioned accommodation and desirable setting, this flat offers an appealing project for buyers prepared to undertake the work required to realise its potential.

- One bedroom ground floor flat
- Three piece bathroom
- Large bay-fronted lounge
- Own private entrance with entrance porch
- Leigh and Chalkwell mainline stations close by
- Own private rear garden
- Kitchen giving direct access to your own rear garden
- Side access to and from the rear garden
- Short walk to Leigh Broadway and Leigh Road shopping facilities
- Chalkwell Park and Beach very close by



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