



\* £160,000- £180,000 \* FIRST FLOOR \* PRIVATE WEST FACING REAR GARDEN \* PRIVATE ENTRANCE \* IDEAL INVESTMENT \* SPACIOUS LIVING THROUGHOUT \* This first-floor flat presents an excellent investment opportunity, ideal for buyers looking to personalise their home, add value for future resale, or generate strong rental returns. The accommodation is accessed via a private entrance hallway, leading to a first-floor landing offering generous storage space and access to the loft. The property boasts a spacious lounge-diner, a kitchen, two double bedrooms, a bathroom, and a separate WC for added convenience. Externally, the home is complemented by a private, west facing rear garden, ideal for outdoor relaxation and entertaining. Situated within the highly sought-after and picturesque Marine Estate, this property is ideally positioned for commuters, with Leigh Station conveniently located just moments away at the bottom of the steps. Both the vibrant Leigh Broadway and the charming Old Leigh are within easy walking distance, while local amenities and excellent bus links can be found nearby on London Road. The property also falls within the catchment area for the well-regarded West Leigh and Belfairs schools. Leasehold: 33 year lease (approx.) // Service charge: £0 (approx.) // Ground rent: £10 (approx.) Council Tax Band: B

- Sought after Marine Estate
- Short walk to Leigh Broadway, station and beachfront
- Private west facing rear garden
- Own private entrance
- Bay fronted lounge diner
- Two double bedrooms
- Spacious kitchen
- Bathroom with separate WC
- In catchment for West Leigh School and Belfairs Academy
- Ideal investment opportunity

## Hadleigh Road

Leigh-on-Sea

**£160,000**

Price Guide



# Hadleigh Road



## Frontage

Bay-fronted period property with block paved front, side access leading to UPVC obscured double glazed front door and private west facing rear garden.

## Private Entrance Hallway

Smooth ceilings, skirting, carpet, carpeted stairs rising to first floor landing with UPVC obscured double glaze window to side aspect.

## First Floor Landing

10'9" x 5'4"

Radiator, airing cupboard, access to loft, smooth ceilings, skirting, carpet.

## Lounge-Diner

16'4" x 10'5"

UPVC double glazed bay-fronted window, two radiator, feature fireplace, cornicing, skirting, carpet.

## Kitchen Breakfast Room

11'5" x 8'5"

UPVC double glazed window to rear aspect, radiator, kitchen units both at wall mounted and base level, kitchen comprised of; space for fridge, space for freezer, integrated oven, four ring gas burner with extractor fan over, space for washing machine/tumble dryer, space for dishwasher, stainless steel sink with drainer and chrome mixer taps, tiled splashback, skirting, laminate flooring.

## Bedroom One

13'11" x 10'5"

UPVC double glazed windows to rear aspect, radiator, smooth ceiling with cornicing, skirting, carpet.

## Bedroom Two

10'6" x 8'2"

UPVC double glazed window to front aspect, radiator, built-in wardrobe, skirting, carpet.

## Bathroom

5'7" x 4'9"

UPVC obscured double glazed window to side aspect, radiator, wash basin with chrome taps, panelled bath with shower over, smooth ceiling, skirting, laminate flooring.

## Separate WC

5'6" x 2'4"

Obscured window to side aspect, WC, smooth ceiling, skirting, laminate flooring.

## Own West Facing Rear Garden

Hardstanding area with flower and shrub borders - perfect opportunity to create your dream outdoor space.

## Agent Notes:

Two Year Ownership Rule Abolished:

New buyers (Leaseholders) can now start the statutory extension process immediately after buying the property, which may lower costs and hassle in some cases.

Leasehold: 33 year lease (approx.)

Service/Maintenance Charges: 50/50 with downstairs flat.

Ground Rent: £10(approx.)

Council Tax Band: B

When the lease reforms are fully enacted, the way extension costs are calculated is expected to change substantially:

### Abolition of Marriage Value:

Under the old system, if your lease had less than ~80 years left, you had to pay marriage value, a significant extra cost lump sum. That is set to be abolished under the new regime, which could reduce costs for many leaseholders.

### Longer Standard Lease Terms:

Lease extensions may be standardised at 990 years with a peppercorn (zero) ground rent, instead of the current 90 years (flats) or 50 years (houses), reducing future costs.

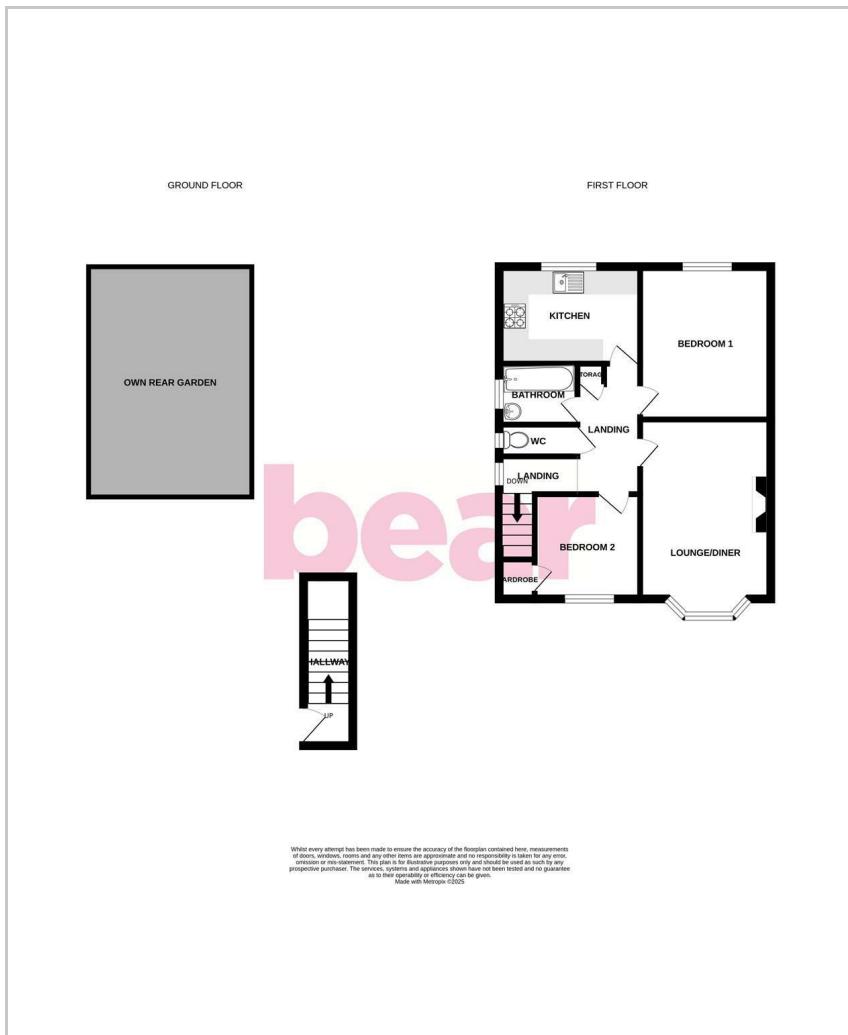
### New Valuation Rules:

The formula for calculating premiums, including deferment rates, is being reviewed by the government, which could lower or raise prices compared to current calculations. Consultation on these rules continues.

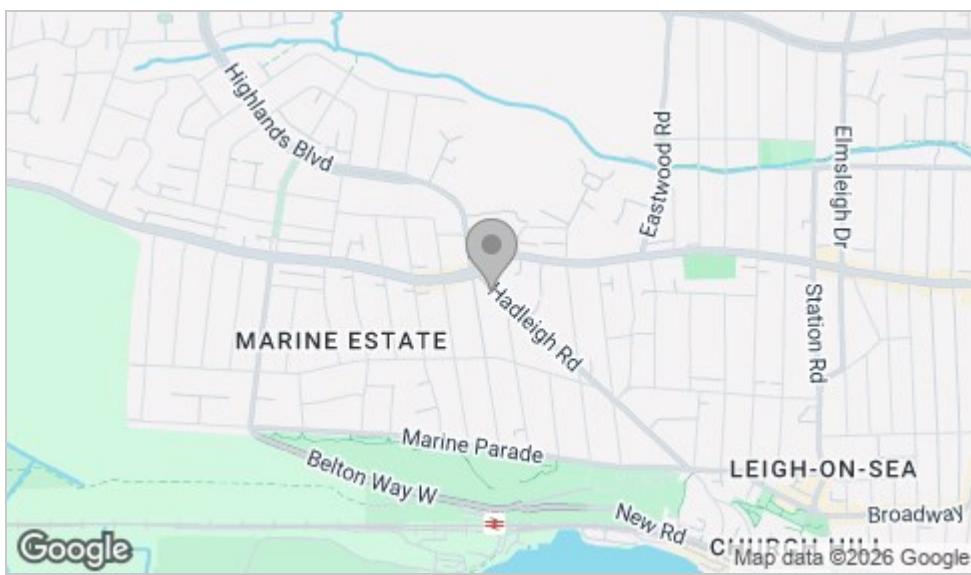
PLEASE NOTE: Under the existing system (with marriage value still in play and market valuation formulas), costs in 2025 for a statutory lease extension remain significant.



## Floor Plan



## Area Map



## Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph

