



FOR SALE

**Torquay Drive,
Leigh-On-Sea SS9 1SD**

Offers In Excess Of £260,000 Leasehold - Share of Freehold Council Tax Band - A

1  1  1  656.60 sq ft

- Ground Floor Apartment With Wonderful Period Character & No Onward Chain
- Private Front Door Creating A True Sense Of Privacy
- Elegant Bay Fronted Lounge With Detailed Ornate Ceiling Coving
- Practical Kitchen With Integrated Oven And Gas Hob
- White Tiled Three Piece Suite Bathroom
- Generous Double Bedroom With Built In Wardrobes
- West Facing Private Garden With Paved Seating Area And Lawn
- Excellent Leigh-On-Sea Location Close To The Broadway
- Great Transport Links Via Chalkwell & Leigh-On-Sea Stations
- Close To The Seafront & Old Leigh For Sunny Days Out

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

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Description

A beautifully characterful ground floor apartment with no onward chain - This home pairs period detail with brilliant locality. The bay-fronted lounge, ornate coving, ornamental fireplace, generous double bedroom, built-in wardrobes and crisp white bathroom all combine to create a refined yet welcoming interior with charm, flow and everyday ease.

The private west-facing garden is a rare and highly desirable feature, offering a generous paved seating area and lawn for relaxing, entertaining and enjoying the sun. With a neatly shingled frontage and its own front door, the property delivers privacy and practicality.

Set within a sought-after Leigh-on-Sea location, the apartment is ideally placed for Leigh Broadway amenities, Chalkwell Park, Old Leigh and the seafront for picturesque walks, as well as convenient rail links via Chalkwell and Leigh-on-Sea stations. It is a location that offers lifestyle, charm, connectivity and coastal appeal in equal measure.

Measurements

Entrance Hallway

5.36m x 0.86m < 1.42m (17'7" x 2'9" < 4'7")

Hallway

1.43m x 1.68m (4'8" x 5'6")

Lounge

4.10m x 5.26m into bay (13'5" x 17'3" into bay)

Kitchen

3.38m x 2.83m < 3.22m into alcove (11'1" x 9'3" < 10'6" into alcove)

Bedroom

2.76m < 3.92m x 4.59m (9'0" < 12'10" x 15'0")

Bathroom

2.01m x 1.65m (6'7" x 5'4")

Interior

Set behind its own private front door with beautiful stained glass, this ground floor apartment immediately offers the feeling of a home with character and individuality. The entrance hallway, with wooden floors underfoot, guides you through to several rooms in the property. The lounge is a particularly inviting space, where a beautiful bay window draws in natural light and creates a graceful focal point. Detailed ornate coving frames the ceiling, while the ornamental fireplace adds a touch of period elegance, giving the room a refined yet comfortable atmosphere. The kitchen is both practical and well placed, featuring an integrated oven and gas hob, with a further hallway beyond providing access to the private rear garden. The bathroom is finished in a crisp white colour scheme, creating a bright space equipped with a bath, W/C and hand basin. The bedroom is a generous double, complete with built-in wardrobes for valuable storage, while the window enjoys outlooks across the garden, creating a calm and restful retreat.

Exterior

A private west-facing garden is a wonderful asset for a ground

floor apartment, offering a genuine outdoor escape to enjoy throughout the year. The generous paved area provides an ideal setting for seating, dining and entertaining, whether it is morning coffee, a quiet afternoon read or relaxed drinks with friends. Beyond the pavement, the laid-to-lawn section adds softness, colour and versatility, creating space to soak up the sun on warmer days. To the front, the property benefits from its own entrance, enhancing the sense of privacy. The neatly shingled frontage keeps the approach smart and low maintenance, giving the apartment an attractive and well-kept first impression before you even step inside.

Location

Positioned on Torquay Drive in Leigh-on-Sea, the property enjoys a highly appealing setting close to the town's much-loved amenities. Leigh Broadway, well known for its independent shops, cafés, bars, restaurants, boutiques and local businesses, giving the area its distinctive village-meets-coastal lifestyle atmosphere. For commuters, both Chalkwell Station and Leigh-on-Sea Station offer useful rail links, with c2c services connecting the area towards London Fenchurch Street. Green space and coastal leisure are also within easy reach. Chalkwell Park offers open space, sports facilities, children's play areas and a café. Old Leigh nearby, with its historic waterside character and fishing heritage, provides a charming destination for walks, seafood and estuary views. An overall enriching area to call home.

Tenure

Leasehold - Share Of Freehold

Years remaining: 119

Annual ground rent: £0

Annual service charge: £0







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 (CO₂) 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	

AGENTS NOTES: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. Floor plans are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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