



# FOR SALE

**Treecot Drive,  
Leigh-On-Sea SS9 4AF**

**Offers Over £200,000   Leasehold   Council Tax Band - A   667.00 sq ft**

- Two Bedroom Ground Floor Apartment
- Spacious Lounge
- Potential To Modernise
- Two Double Bedrooms
- Three Piece Bathroom
- Separate Kitchen With Space For Appliances
- Access To Private Rear Garden & Brick Built Shed
- Close To Good Schools
- Local Amenities Nearby Including Parks
- Easy Access To A127, Southend Hospital & Southend Airport

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

**appointmoor**

# Description

ARE YOU WANTING SOMETHING WITH POTENTIAL?

A two-bedroom ground floor apartment on Treecot Drive presents an excellent opportunity for first-time buyers or savvy investors seeking a property with potential for modernisation. Spanning an impressive 667 square feet, this apartment boasts a kitchen with leads off a spacious lounge, three piece bathroom and two good sized bedrooms

There is a private rear garden and the property is located within easy access to the A127 & Southend Hospital.

## Entrance via

Own front door into:

## Small hallway

Small storage cupboard, tiled flooring.

## Lounge

13 '7 x 12'7 (3.96m '2.13m x 3.84m)

Double glazed window to front aspect. Coving cornice, radiator, power points & fitted carpet.

## Kitchen

9'5 x 8'8 (2.87m x 2.64m)

Double glazed window to front aspect. Kitchen base units, rolled edge worksurfaces, stainless steel sink & drainer, tiled splashbacks. Space for cooker, fridge freezer & washing machine. power points & vinyl flooring.

## Bedroom 1

12'7 x 9'5 (3.84m x 2.87m)

Double glazed window to side aspect. Radiator, power points & fitted carpet.

## Bedroom 2

11'5 x 9'5 (3.48m x 2.87m)

Double glazed window to side aspect. Radiator, power points & fitted carpet.

## Bathroom

7'11 x 4'11 (2.41m x 1.50m)

Obscure window to side aspect. Panelled enclosed bath with mixer tap, vanity style wash hand basin, low level wc, part tiled walls & vinyl flooring.

## Rear Garden

Laid lawn east facing rear private garden.

## Front Of Property & Parking

Own private entrance door, on street parking.

## Tenure

Leasehold

93 years remaining on lease

£10 Ground Rent per annum

£1240 Service Charge per annum

## School Catchments

St Thomas More High School

The St Christopher School

Westcliff High School for Boys Academy

Westcliff High School for Girls

Blenheim Primary School





# GROUND FLOOR



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.  
Made with Metropix 5/2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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