HAIR & SON



Lime Lodge, London Road, Leigh-on-Sea
Guide Price £250,000 Leasehold

- Two double bedroom ground floor flat
- Spacious lounge with small balcony
- In need of modernisation, has great potential throughout
- Near Leigh Station
- 140-year lease remaining
- Separate W/C and bathroom
- Undercover carport parking
- West Leigh School catchment
- Communal gardens
- No onward chain













West Leigh School Catchment **No Onward Chain** Hair & Son are pleased to present this two double bedroom purpose built ground floor flat within Lime Lodge, a spacious and conveniently located property in Leigh-On-Sea. The property is in need of modernisation but offers great potential to make your own stamp.

The apartment features a well-appointed reception room that provides a welcoming space for relaxation and entertaining and has doors opening out to a small balcony that overlooks Lime Avenue. The bathroom is complemented by a separate w/c, ensuring convenience for residents and guests alike. The property also benefits from undercover carport parking, adding an extra layer of practicality to your daily routine.

One of the standout features of this home is its prime position within the catchment area for West Leigh School and Belfairs Academy, making it an excellent choice for families prioritising education. Additionally, the apartment is within walking distance of Leigh Station, offering easy access to transport links, as well as the picturesque Marine Parade and the tranquil Belfairs Wood, perfect for leisurely strolls and outdoor activities.

This property presents a wonderful opportunity to enjoy the vibrant lifestyle that Leigh-on-Sea has to offer, combining comfort, convenience, and a fantastic location. Don't miss your chance to make this delightful apartment your new home.

The property is offered to the market with vacant possession, therefore no onward chain.

Hallway

Lounge
15'7 x 14'0

Bedroom 1
13'3 x 12'3

Bedroom 2
12'8 x 9'3

Kitchen
11'9 x 8'8

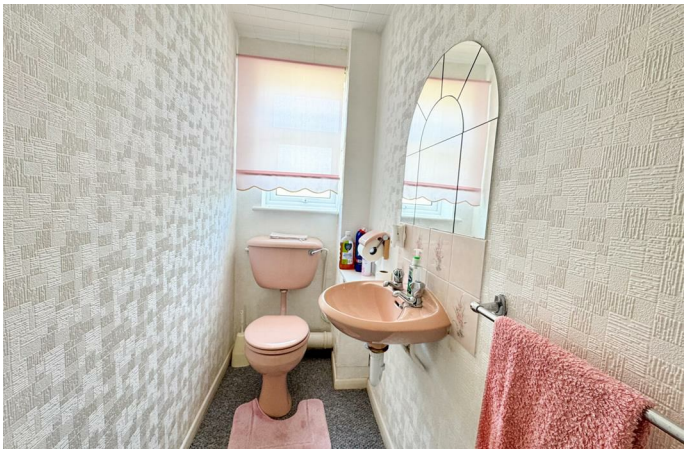
Bathroom

W/C

Carport/Parking

Tenure

Lease Remaining - 140 years remaining
Service charge - £618.29 Half Yearly
Buildings insurance - £649.72 Half Yearly
Ground rent - £13.13 Half Yearly







Ground Floor

Approx. 71.6 sq. metres (770.3 sq. feet)



Total area: approx. 71.6 sq. metres (770.3 sq. feet)

Sales Office

190 London Road, Southend-On-Sea,
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Contact

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https://hairandson.co.uk/

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements