



LEIGHTON AVENUE, ESSEX, SS9
£1,300 PER MONTH FURNISHED, PART FURNISHED

STYLISH ONE-BEDROOM APARTMENT OFFERED WITH OPTION FOR FURNISHINGS

Leigh On Sea | 01702 470625 | leighonsea@winkworth.co.uk

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DESCRIPTION:

Step into this stylish one-bedroom apartment in the popular location of Leigh-on-Sea, a vibrant coastal town, offering an exceptional combination of space, style, and convenience. Whether you're a single professional or a couple looking for a stylish home, this apartment is sure to impress.

The generously sized living/dining room provides ample space for relaxing and entertaining, with large windows that flood the room with natural light. The modern four-piece bathroom suite features contemporary fixtures and a clean, elegant design. The kitchen is tastefully done and includes an electric oven, fridge freezer and washing machine. The bedroom is

exceptionally well proportioned and has the added perk of fitted wardrobes. The apartment is offered with the option of fully furnished, with each piece complementing the overall homely aesthetic.

Benefit from the prime location, with easy access to transport links such as Chalkwell C2C trainline & London Road A13, and a range of amenities. Leigh-on-Sea's bustling high street has a diverse range of independent shops, boutiques, restaurants and quaint cafes. The seafront is popular amongst all parties, from paddleboarders to afternoon strollers.

Double glazed throughout and gas central heating ensure energy efficiency.

Approx. Room Sizes: -

Lounge - 17' 4" x 13' 3" (5.28m x 4.04m)

Kitchen - 9' 7" x 7' 9" (2.92m x 2.36m)

Bedroom - 14' 10" x 11' 4" (4.52m x 3.45m)

Agents Notes: -

Council Tax Band – A

Floor Area - 613 ft² / 57 m²

Electricity Supply – Mains standard

Gas Supply – Mains standard

Water Supply – Mains standard

Sewerage – Mains standard

Heating – Gas central heating

Broadband

- Basic 17 Mbps

- Superfast 162 Mbps

- Ultrafast 1800 Mbps

Mobile Signal Coverage (Inside)

- EE Average

- Vodafone Average

- Three Average

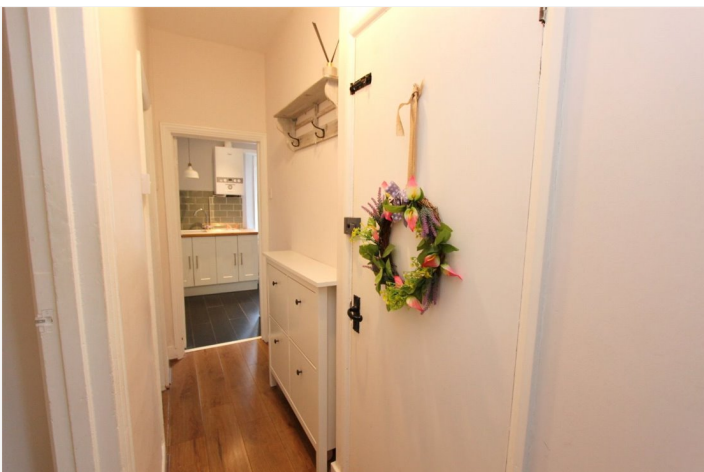
- O2 Likely

Satellite / Fibre Availability

- BT Yes

- Sky Yes

- Virgin No



FIRST 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.
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Deposit: £1,500.00

Holding Deposit: 1 weeks rent

Council Tax Band: A

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	79
EU Directive 2002/91/EC			

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