



WOODFIELD ROAD, LEIGH ON SEA
£325,000 SHARE OF FREEHOLD

ONE BEDROOM GROUND FLOOR FLAT WITH GARDEN AND PARKING SOUTH OF LEIGH ROAD

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

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

Presenting this charming period ground floor apartment situated South of Leigh Road. This well-maintained property offers one spacious bedroom, making it an ideal choice for a single professional or couple.

The apartment boasts a bright and airy living space, with a conservatory providing additional natural light and a tranquil West backing garden area perfect for relaxation. Featuring off-street parking, this property offers both comfort and convenience.

Its accessible location ensures easy access to local amenities, transport links, and green spaces for leisure activities. Don't miss the opportunity to make this

affordable and charming apartment your new home. Contact us today to arrange a viewing and secure this lovely property for yourself.

Communal Entrance Door with security entrance phone system.

Entrance door to entrance hall.

Kitchen: - 12'27 x 5'71. Window to front. Inset one and a half sink unit with mixer taps over. Working surfaces with base and matching eye-level units. Electric hob with oven below and extractor hood above.

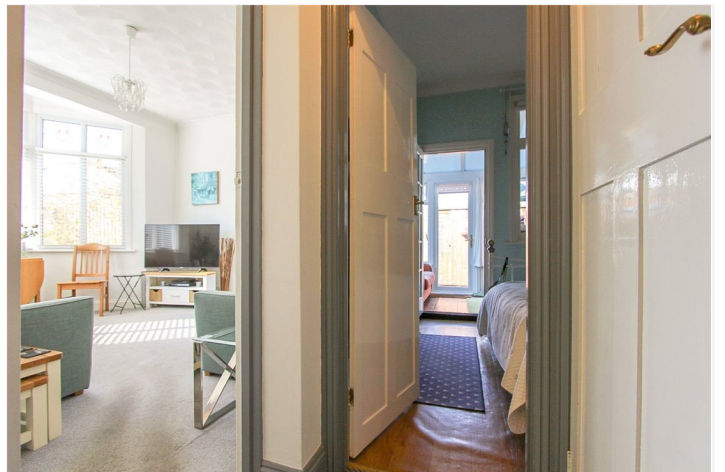
Lounge: - 15'13 x 12'25. Bay window to front and double opening doors to side opening out to garden. Radiator and coving to ceiling.

Bathroom: - Modern three-piece suite comprising of bath with shower, low level wc and wash hand basin. Tiling to walls.

Bedroom: - 10'87 x 10. Window and door to rear leading to Conservatory. Wardrobes to one wall.

Conservatory: - 15 x 6'7. Windows to side and rear with doors to rear.

Rear Garden: - A lovely secluded West backing garden commencing with a patio area leading to a lawn area with well stocked flowers borders and shrubs. There is an allocated parking space at the rear.



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 ©2025

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.

Tenure: Share of Freehold

Term: 194 year (lease)

Service Charge: £30 per annum

Ground Rent: £ 0

Council Tax Band: B

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.

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

Winkworth

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.