



Ayers & Cruiks
COMMERCIAL

For Sale
3,279 sq ft

**1461 London Road, Leigh-
on-Sea, SS9 2SB**

Large detached property
arranged over two floors
formerly operating as sheltered
living accommodation

- Former sheltered living property
- Eleven residential rooms
- Development opportunity (STP)
- Offers in excess of £850,000

www.ayerscruiks.co.uk



1461 London Road, Leigh-on-Sea,
SS9 2SB

Summary

- Price: Offers in excess of £850,000
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs

Further information

- [View details on our website](#)
- [Watch a video](#)

Contact & Viewings

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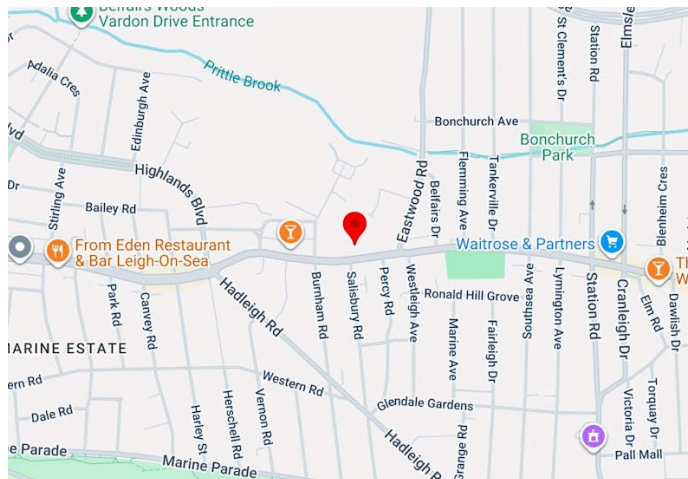
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Description

The premises has a large frontage to London Road, with an in-and-out style driveway and parking for several vehicles. Access is gained via a central doorway, into a communal hall with a lounge and dining area within a communal kitchen / utility room and several residential rooms, all of which are fitted with en-suites. Access to the first floor is via a stair case. It is surrounded by landscaped grounds to the front with a small triangular-shaped garden to the rear.

The property is currently arranged for its former use as sheltered living accommodation but could suit a variety of end users such as offices, nursery etc. or provides a development opportunity (STP)

Location

This large, detached property is situated on London Road between the junctions of Lime Avenue and Eastwood Road. St Margaret's Church sits in Lime Avenue and St Margaret's Church Hall and Vicarage lie adjacent to the west of the premises.



Accommodation

Floor/Unit	sq ft	sq m	Availability
Ground	2,230	207.17	Available
1st	1,049	97.46	Available
Total	3,279	304.63	

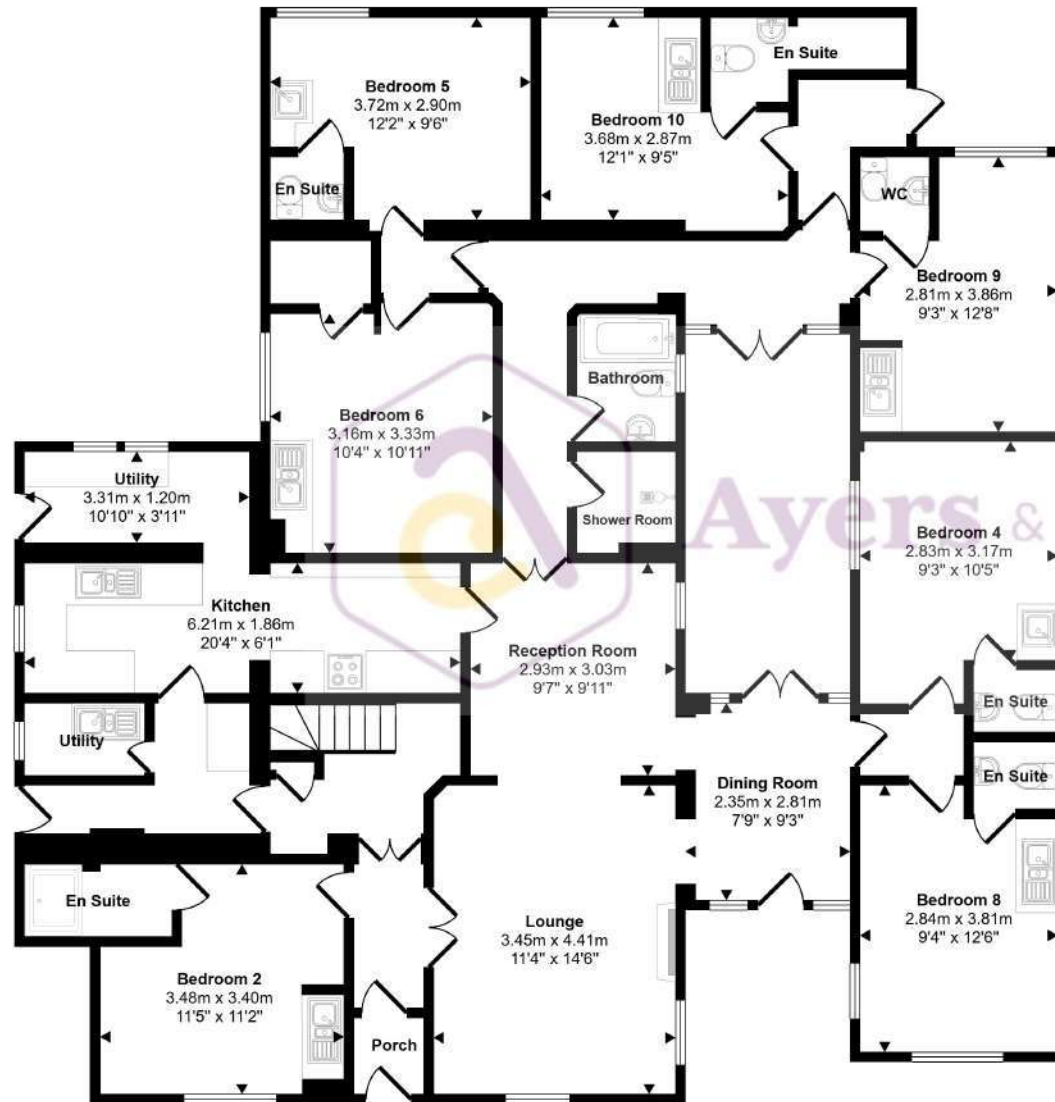
Price

Offers in excess of £850,000

Viewings

Strictly by prior appointment via the landlords appointed agents Ayers & Cruiks.

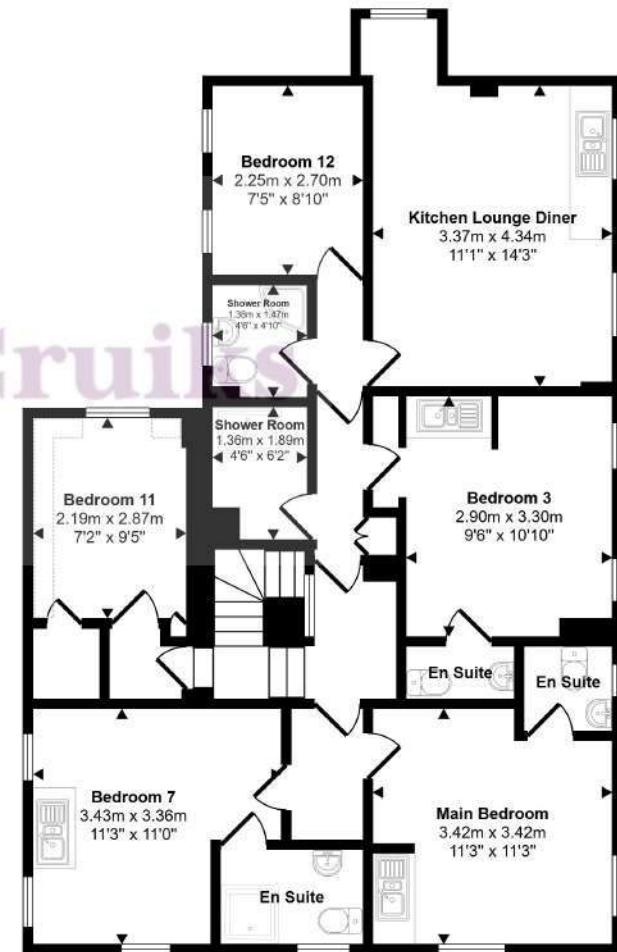
Approx Gross Internal Area
284 sq m / 3052 sq ft



Ground Floor

Approx 193 sq m / 2073 sq ft

Denotes head height below 1.5m



First Floor

Approx 91 sq m / 979 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

H.M. LAND REGISTRY		TITLE NUMBER	
		EX339345	
ORDNANCE SURVEY PLAN REFERENCE ©	COUNTY	SHEET	NATIONAL GRID
	ESSEX		TQ 8386
Scale: 1/1250		SOUTHEND-ON-SEA DISTRICT	
		© Crown Copyright 1976.	



This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 17 July 2025 at 15:35:10. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Peterborough Office.

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