

*To arrange a viewing contact us
today on 01268 777400*



Cliffsea Grove, Leigh-On-Sea Guide price £600,000

GUIDE PRICE £600K-£650K

Located at the top of Cliffsea Grove, this well-presented four-bedroom end-of-terrace home offers spacious accommodation across three floors. Just a short walk from Leigh Broadway and within easy reach of both Leigh-on-Sea and Chalkwell train stations, the property is ideally positioned for families and commuters alike.

The ground floor features a living room, open-plan kitchen/diner, conservatory, utility room, and ground floor W/C. Upstairs, there are three bedrooms and a family bathroom on the first floor, with the main bedroom and en-suite located in the loft conversion. The property also benefits from side access, a private rear garden, and has been updated throughout to a high standard.

Entrance Hall

15'8" x 5'4" (4.78 x 1.63)

Living Room

12'5" x 12'1" (3.81 x 3.70)

Kitchen/Diner

18'3" x 14'8" (5.58 x 4.49)

Conservatory

10'5" x 8'11" (3.19 x 2.72)

Utility

4'10" x 4'8" (1.48 x 1.44)

Bedroom Two

14'8" x 10'7" (4.48 x 3.25)

Bedroom Three

12'7" x 10'7" (3.84m x 3.23m)

Bedroom Four

8'6" x 7'1" (2.60 x 2.16)

Bathroom

8'3" x 6'11" (2.52 x 2.12)

Bedroom One

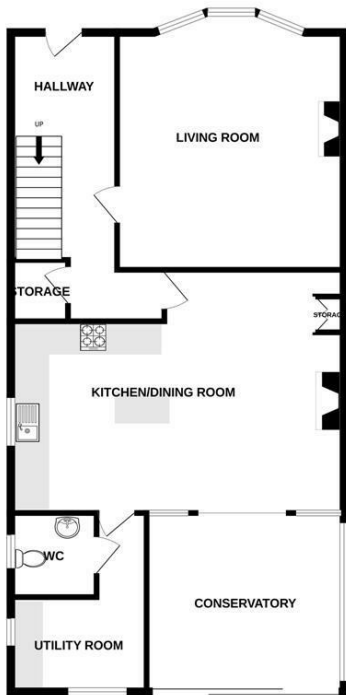
17'1" x 12'1" (5.21 x 3.69)

En-Suite

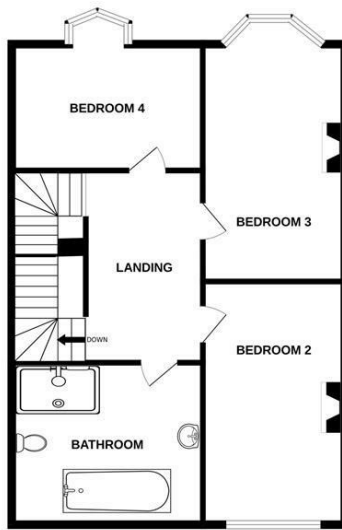
6'8" x 4'8" (2.05 x 1.44)

Private Rear Garden

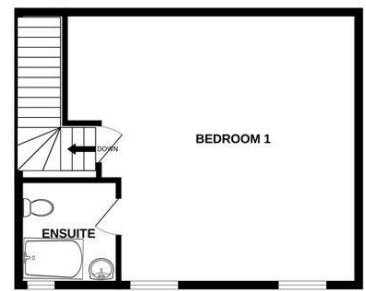
GROUND FLOOR
1038 sq.ft. (96.4 sq.m.) approx.



1ST FLOOR
759 sq.ft. (70.5 sq.m.) approx.



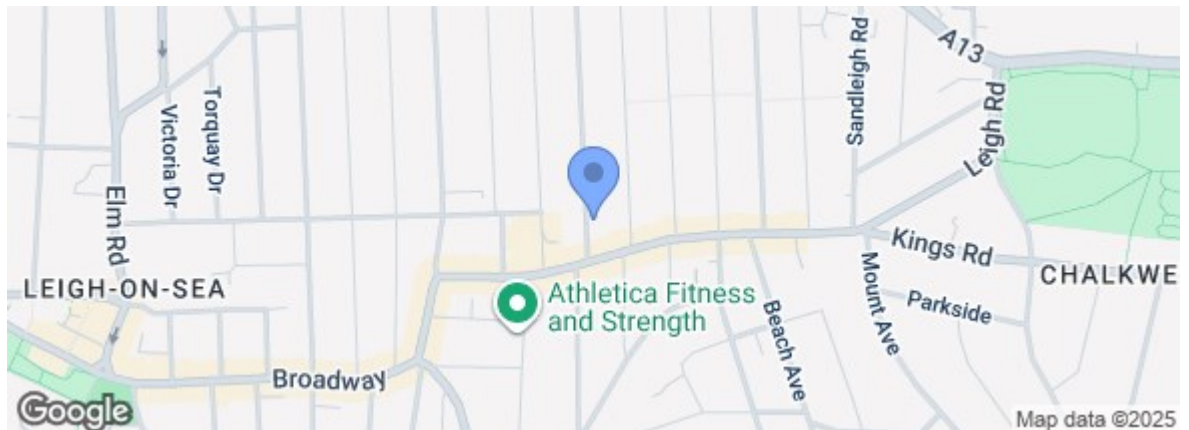
2ND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 2237 sq.ft. (207.8 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



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