

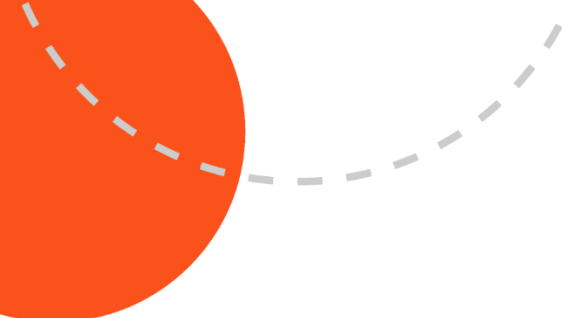


Flemming Crescent, Leigh-On-Sea, Essex, SS9 4HT  
3 bed terraced house / £475,000 / t. 01702 555888









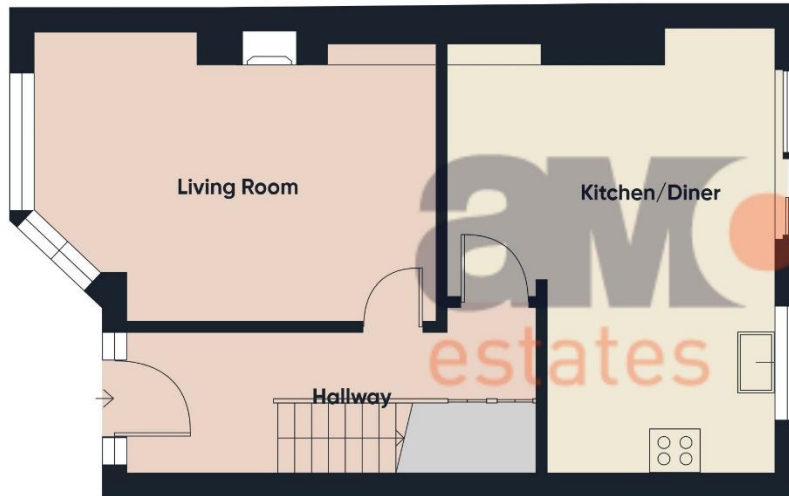
Welcome to this immaculately presented **three bedroom** family home providing plenty of charm and character, with a west facing rear garden measuring approximately 100ft in depth. Featuring large lounge, luxury fitted kitchen/diner, good size bedrooms and a modern bathroom suite together with a summer cabin/bar and off street parking for two vehicles to front.

Situated in this popular turning within Leigh-On-Sea, easily accessible to local transport links, Southend Hospital and local shops whilst also having Belfair's woods and golf course a short distance away. Excellent local schools can also be found nearby, the property being within the Blenheim Primary and Belfair's Academy catchments. Viewings advised.

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# A space to call home.



First Floor Building 1



Floor 1 Building 1



First Floor Building 2

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**Approximate total area<sup>(1)</sup>**

986 ft<sup>2</sup>  
91.5 m<sup>2</sup>

**Balconies and terraces**

295 ft<sup>2</sup>  
27.4 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## Highlights

- / Immaculately Presented Three Bedroom Family Home
- / Large Lounge
- / Luxury Fitted Kitchen/Diner
- / Good Size Bedrooms
- / Modern Family Bathroom Suite
- / West Facing Rear Garden Measuring Approximately 100ft
- / Off Street Parking For Two Vehicles
- / Excellent Location
- / Blenheim Primary & Belfair's Academy School Catchments
- / Close To Belfair's Wood's & Golf Course
- / Transport Links Within Easy Reach
- / Local Shops & Amenities Nearby
- / Upvc Double Glazing Throughout
- / Viewings Advised
- / EPC Rating - C

Composite entrance door with upvc obscure double glazed window adjacent opening to:

**Entrance Hall** \ Welcome mat, laminate flooring, power points, smooth plastered and coved ceiling with inset spotlights, carpeted stairs with timber balustrade and glass insert leading to first floor, radiator, understairs storage cupboards, doors to accommodation off.

**Lounge 15'6 x 11'6** \ Upvc double glazed leadlight bay window to front with shutters, fitted carpet, radiator, power points, T.V point, attractive feature fireplace with granite hearth, smooth plastered and coved ceiling with inset spotlights.

**Kitchen/Diner 17'5 x 12'8** \ A luxury fitted kitchen open plan to dining area. Comprising stainless steel sink and drainer unit with swan neck mixer tap inset into range of roll edge worktops with high gloss cupboards and drawers beneath and matching eye level units, space and plumbing for washing machine, space for tall fridge/freezer, integrated Zug combi steam oven with integrated Hotpoint oven above, inset five ring gas hob with chimney style extractor above, integrated dishwasher, tiled splashbacks, power points, smooth plastered ceiling with inset spotlights, radiator, power points, upvc double glazed window to rear with upvc double glazed sliding patio doors adjacent leading to garden.

**Landing** \ Fitted carpet, smooth plastered ceiling with inset spotlights, loft access hatch, power points, doors to accommodation off.

**Bedroom One 15'10 x 11'1** \ Upvc double glazed leadlight bay window to front with shutters, fitted carpet, radiator, power points, T.V point, smooth plastered ceiling with inset spotlights.

**Bedroom Two 12'8 x 9'9** \ Upvc double glazed window to rear, fitted carpet, radiator, power points, smooth plastered ceiling, T.V point.





**Bedroom Three 7'9 x 5'11** \ Upvc double glazed leadlight window to front with shutters, fitted carpet, radiator, power points, smooth plastered ceiling.

**Bathroom** \ Modern three piece suite comprising panelled bath with chrome controls, shower over and tiled surround, push button w.c, vanity wash basin with chrome mixer tap and storage below, tiled flooring, heated towel radiator, two upvc obscure double glazed windows to rear, smooth plastered ceiling with inset spotlights.

**Rear Garden** \ The property benefits from this beautiful west facing rear garden measuring approximately 100ft in depth. Commencing with decking providing excellent outside seating facility whilst the remainder is mainly laid to established lawn, with flowerbeds adjacent, further decking to far rear leading to cabin/bar, fencing to borders, outside tap.

**Cabin/Bar 11'5 x 9'8** \ A great feature of this property is the cabin/bar which can be used for a variety of purposes with power and light connected, double doors and window to front.

**Front Garden** \ Block paved driveway providing off street parking for two vehicles.



















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Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

**The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).**

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.





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