



FOR SALE

Leigh Hill Close, Leigh-On-Sea SS9 2DJ

Offers In Excess Of £475,000 Freehold Council Tax Band - E

- Two Bedroom Terraced Home
- Stunning Estuary Views
- Situated On Leigh Hill Close To Old Leigh
- Short Distance To Leigh Broadway
- Large Double Garage With Power & Lighting
- Spacious Lounge/Dining Area
- Fitted Kitchen With Utility Area In Basement
- Two Double Bedrooms
- Walking Distance To Leigh & Chalkwell Station
- Close To Local Amenities & Restaurants

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

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Description

Nestled in the charming Leigh Hill Close of Leigh-On-Sea, this two-bedroom terraced house is a hidden gem waiting to be discovered. With stunning estuary views that will take your breath away, this property offers a tranquil escape from the hustle and bustle of everyday life. As you step inside, you are greeted by a lounge/dining area, a spacious kitchen, generously sized utility room, double garage & double bedrooms..

Located in a private cul-de-sac, you'll enjoy

peace and quiet while still being close to the vibrant Leigh Broadway and historic Old Leigh where you have a range of local amenities, restaurants, pubs and bars that you can enjoy in the warmer months.

Don't miss out on the opportunity to make this charming terraced house your new home. Book a viewing today and experience the beauty and tranquillity that this property has to offer.

Hallway

Wooden door to entrance, wooden flooring, radiator, coving to ceiling, pendant lighting.

Lounge/Diner

Wooden flooring, radiators, double glazed windows to front aspect offering estuary views, ceiling mounted lighting, pendant lighting.

Kitchen

Wooden flooring, single glazed window to rear aspect, base & wall units, rolltop worksurface with stainless steel sink & drainer, 4 point electric hob with extractor over, integrated oven, boiler, steel stairs leading to basement, ceiling mounted lighting.

Utility Room

Tiled flooring, base & wall units, rolltop worksurface incorporating stainless steel sink & drainer, space for fridge/freezer, space & plumbing for washing machine, ceiling mounted lighting.

Landing

Carpet flooring, ceiling mounted lighting.

Bedroom 1

Carpet flooring, radiator, double glazed windows to front aspect with estuary views, pendant lighting.

Bathroom

Laminate flooring, radiator, double glazed velux window to side aspect, panelled bath with shower system over, hand basin with storage under, W/C, ceiling mounted lighting.

Bedroom 2

Carpet flooring, radiator, single glazed window to rear aspect, pendant lighting.

Double Garage

Double garage with power & lighting, radiator, sink & tap, electric board, gas board, up & over door.

Rear Garden With Entrance

Courtyard style patio garden with gated access.

Rear Garden

North facing elevated rear garden across shared pathway.

Front Of Property & Parking

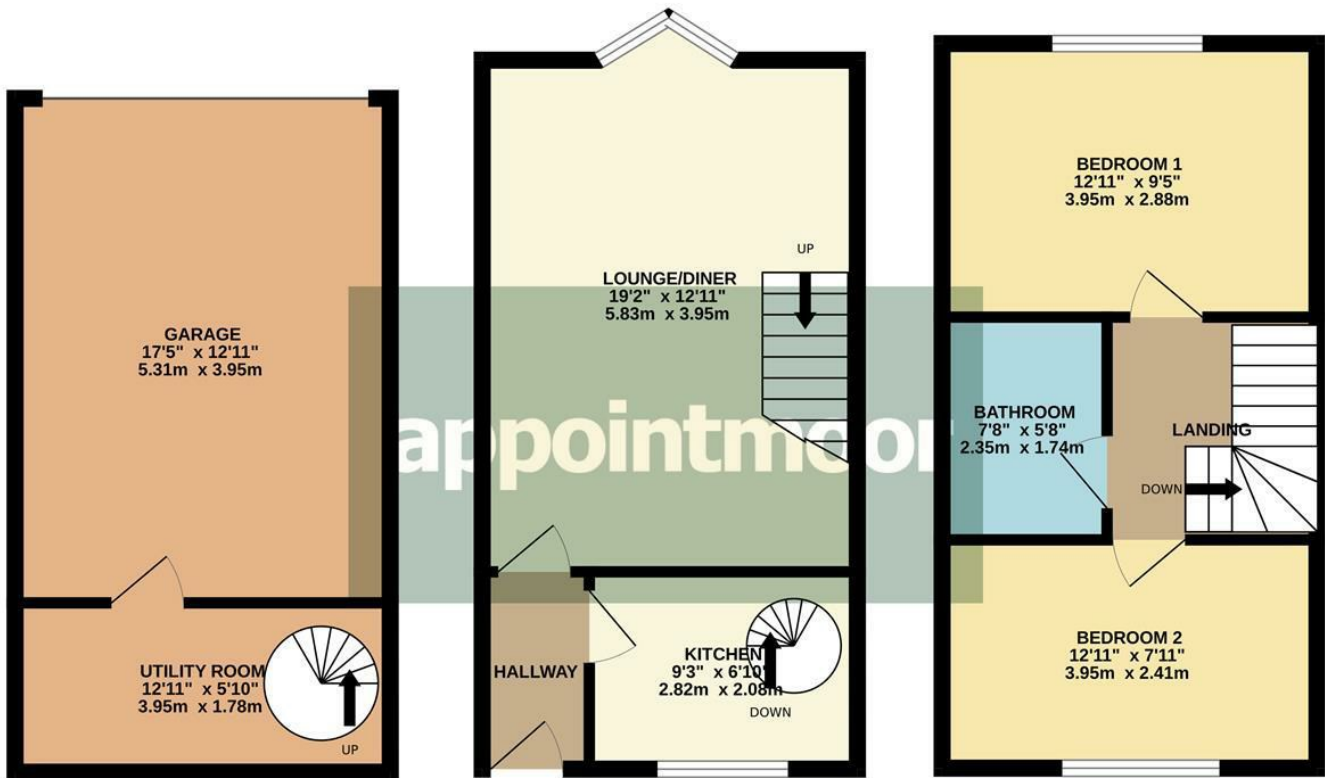
Access to garage with up & over door, parking spaces on a first come first serve basis.



BASEMENT
301 sq.ft. (28.0 sq.m.) approx.

GROUND FLOOR
321 sq.ft. (29.8 sq.m.) approx.

2ND FLOOR
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 946 sq.ft. (87.9 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		87
(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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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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