



Sydney Road, Leigh-On-Sea, SS9 3PL

Asking Price £425,000



3



1



2



D



**ARE YOU LOOKING FOR A THREE BEDROOM STARTER HOME ON THE HIGHLANDS ESTATE IN LEIGH ON SEA?**

Turner Sales are looking forward to helping these vendors move home after over 30 years of residency. Finding an affordable first home has just become easier with this three bedroom semi-detached house situated in Leigh-On-Sea. The property offers a large lounge, kitchen diner, w/c and conservatory to the ground floor with a west backing garden, garage and parking at the rear of the property. The first floor boasts three bedrooms and three piece bathroom. Located in West Leigh School Catchment area just off the Marine Estate and only a short walk to Leigh Broadway and Mainline station with the added bonus of local shops and bus stops nearby. Call us today to arrange a viewing.



**Entrance**  
Private entrance to the side of the property with a UPVC double glazed obscured door leading to...

**Porch**  
Tiled flooring with double glazed door to...

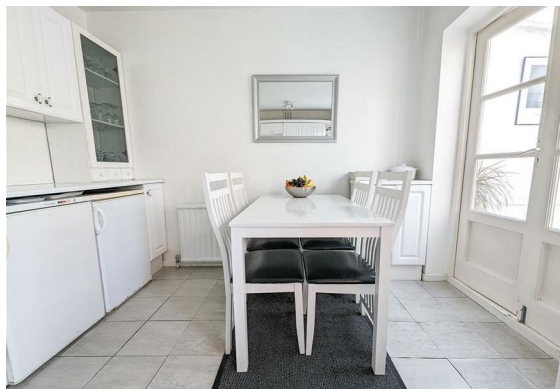
**Hallway**  
Carpeted stairs leading to first floor with storage under, wall mounted radiator, dado rail, carpet laid to floor and doors to accommodation.

**W/C**  
Fitted with a two piece suite comprising w/c and wash hand basin, obscure window to side, vinyl tiled flooring.

**Lounge**  
15'1 x 11'9 (4.60m x 3.58m)  
Double glazed windows to front, wall mounted radiator, feature fireplace, dado rail, coving and carpet laid to floor.



**Kitchen/Breakfast Room**  
15'2 x 10'1 (4.62m x 3.07m)  
Fitted with matching wall and base units with inset stainless steel sink and drainer with mixer tap and tiled splash backs, space for appliances such as gas cooker, washing machine and under counter fridge and freezer, wall mounted radiator, double glazed window and door to rear garden, vinyl tiled flooring and french doors leading to...







#### Conservatory

7'6 x 5'11 (2.29m x 1.80m)  
Double glazed window looking out to rear garden, wall mounted radiator, door to side leading to garden, vinyl tiled flooring.

#### First Floor Landing

Airing cupboard housing boiler, loft access to ceiling, dado rail, carpet laid to floor and doors to accommodation.

#### Main Bedroom

15'1 x 10'7 (reduce to) 8'4 (4.60m x 3.23m (reduce to) 2.54m)

Double glazed windows to rear, wall mounted radiator, two built in double wardrobes, wall mounted radiator and carpet laid to floor.



#### Bedroom Two

8'9 x 7'8 (2.67m x 2.34m)

Double glazed window to front, wall mounted radiator, coving and carpet laid to floor.

#### Bedroom Three

11'11 x 7'3 (3.63m x 2.21m)

Built in wardrobe, double glazed window to front, wall mounted radiator and carpet laid to floor.

#### Bathroom

10'11 x 4'8 (3.33m x 1.42m)

Fitted with a three piece suite comprising panel bath with shower over, wash hand basin and w/c, double glazed obscure window to side, tiled walls, wall mounted radiator and vinyl tiled flooring.



#### Rear Garden

A low maintenance west backing garden commencing with patio area with remainder laid to shingle with established shrub border and fence to all boundaries, side access to the garage to rear and side gated access leading to the front of the property.

#### Front Garden

Driveway to side of property leading to parking and garage to rear. The front garden offers established shrubbery, shingle area, low level brick built wall and path to front door.

#### Garage and Parking

Can be found to the rear of the property with access to the garage from the garden. The garage has power and lighting (not connected) with a parking space in front.

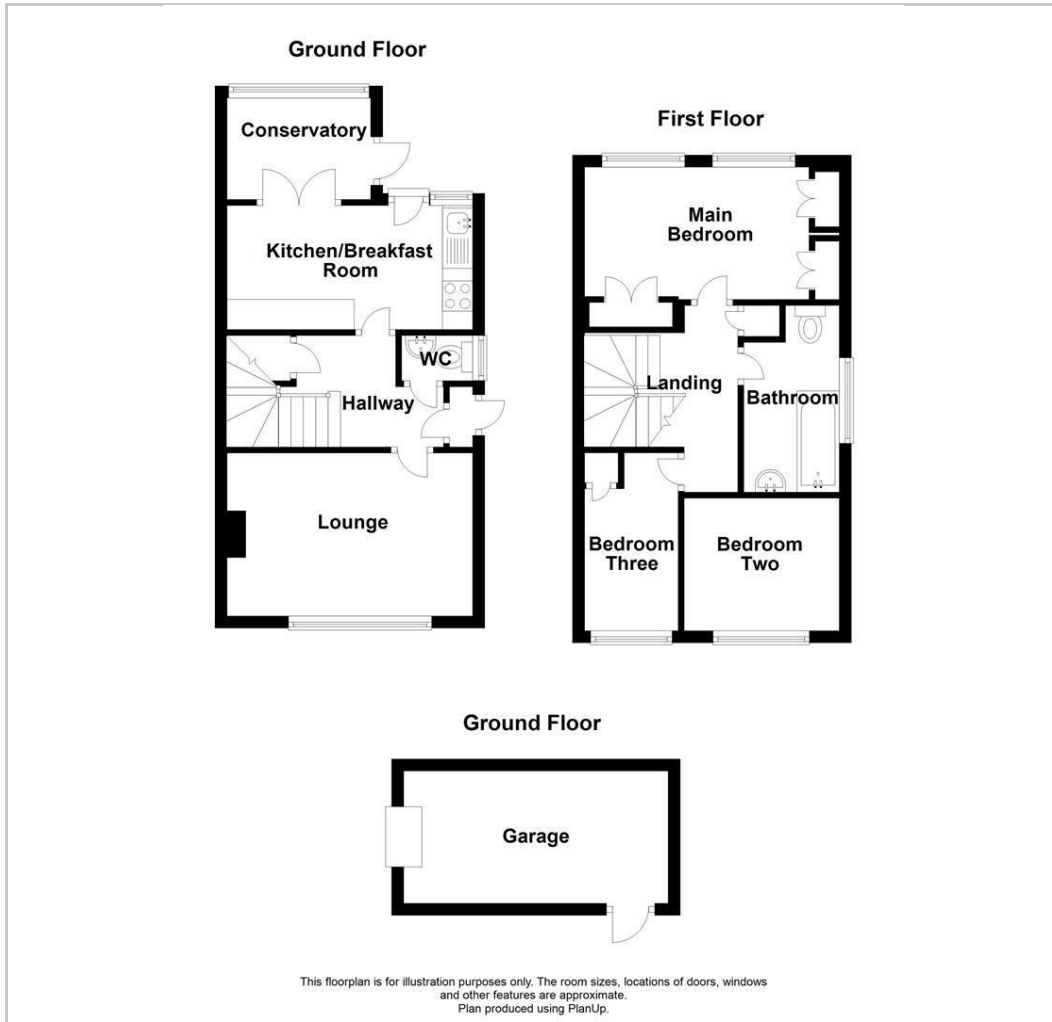
#### Agents Notes

Boiler was installed on 23rd October 2020 and last checked February 2024.

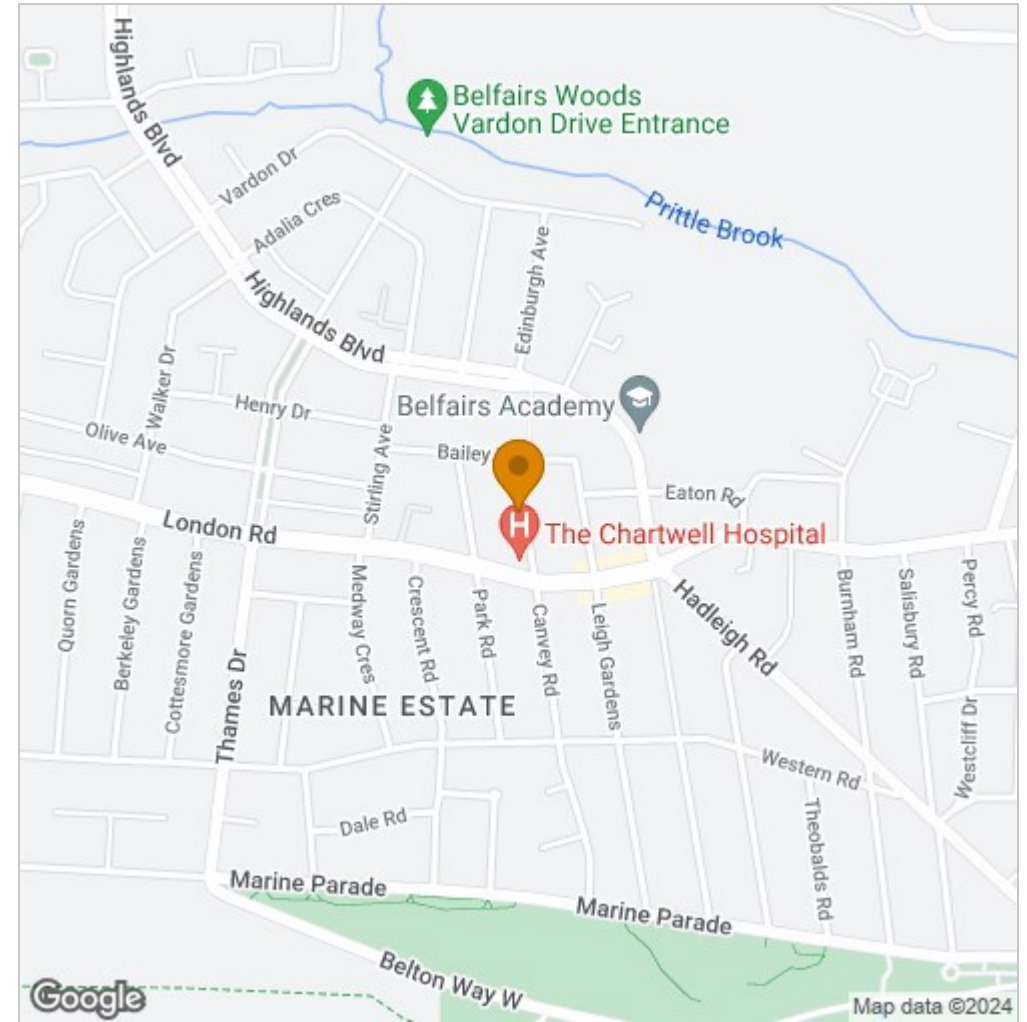




## Floor Plan



## Area Map



## Viewing

Please contact our Sales & Lettings Office on 01702710555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



34 Broadway, Leigh-on-Sea, Essex, SS9 1AJ  
Tel: 01702710555 Email: [info@turnerestates.co.uk](mailto:info@turnerestates.co.uk) [turnerestates.co.uk](http://turnerestates.co.uk)