

Leighville Grove
Leigh-On-Sea, SS9 2HU
Asking Price £450,000

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Leighville Grove

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Turner sales have been offered the exciting opportunity to bring to the market this cottage style property in the heart of Leigh on Sea. Situated just a short walk from Leigh Broadway and mainline train station this property offers an open plan lounge diner and kitchen to the ground floor with large west backing garden to the rear. The first floor offers two bedrooms and four piece bathroom suite. To arrange a viewing please call us on 01702 710555

Front Garden/Entrance

Brick built wall to front boundary with wooden gate, concrete path leading to UPVC front door with tiled threshold. Garden area mainly laid with slate chippings

Lounge

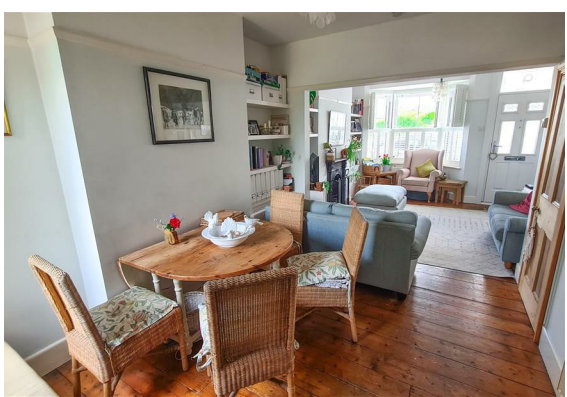
24'8" x 12'0" > 9'3" (7.54 x 3.66 > 2.84)

UPVC double glazed sash windows fitted to bay with fitted window shutters, picture rails to walls, feature fireplace with tiled hearth, wall mounted radiator and exposed floorboards continuing into dining area with access to under stairs storage, UPVC double glazed window to rear aspect, door leading to ..

Kitchen

16'9" x 7'1" (5.11 x 2.18)

Consisting of matching upper and lower units finished with a complimentary worktop and 1 1/4 ceramic sink and drainer, this Kitchen offers integrated oven and grill, five ring gas hob, space for washing machine, dryer, dishwasher and fridge freezer. Stone tiles laid to floor, UPVC double glazed french doors leading to garden and door opening to carpeted stairs to first floor.





Landing
Access to loft space with a fitted ladder, door to accommodation and carpet to floor

Bedroom One
10'11" x 10'9" (3.35 x 3.28)
UPVC sash windows to front with fitted shutters, two fitted storage cupboards, wall mounted radiator and carpet to floor.



Bedroom Two
11'3" x 6'5" (3.43 x 1.96)
Double glazed window to rear aspect, wall mounted radiator, carpet to floor

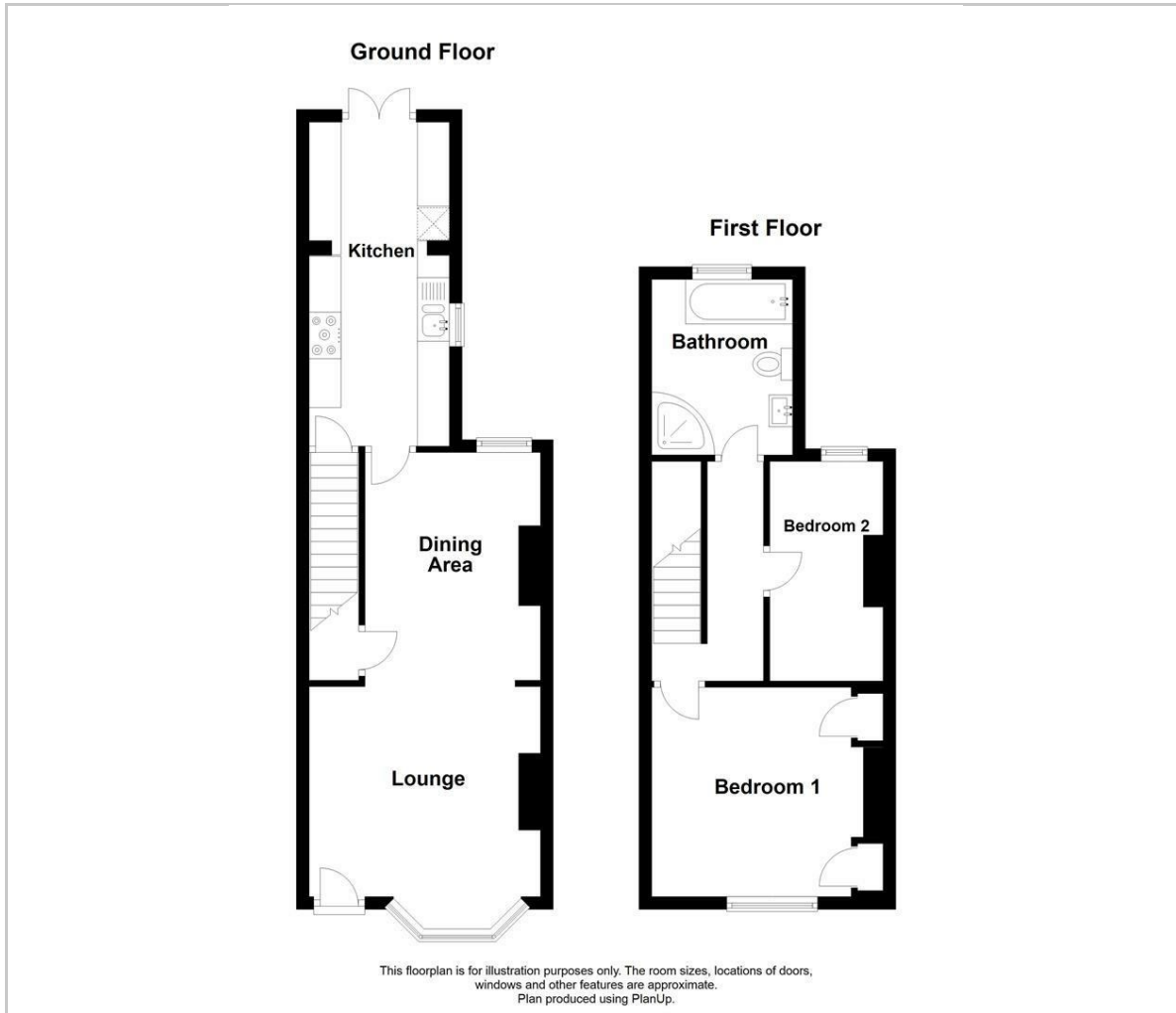
Bathroom
9'1" x 7'3" (2.77 x 2.21)
Four piece bathroom comprising of corner shower with rainfall shower head, panel bath, w/c and hand basin on pedestal base. Smooth ceiling with inset spotlights, double glazed opaque window to rear, heated towel rail and laminate to floor.



Rear Garden
Commencing with paved patio area with extra hardstanding to side and rear of property, mainly laid to lawn with beds to two sides, further raised hardstanding area to rear of the garden with shed.



Floor Plan



Viewing

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

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Area Map



Energy Efficiency Graph

