


This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate. Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	61	86
(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
		

Viewing

Please contact our Sales & Letting Office on 017027 10555 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 guideline and do not constitute any part of an offer or contract. Intending purchasers should 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 representations



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SPECTACULAR VIEWS OVER THE ESTUARY

NO ONWARD CHAIN

LOFT ROOM

KITCHEN / BREAKFAST ROOM WITH GRANITE WORK SURFACES

SOUTH FACING REAR GARDEN WITH ESTUARY VIEWS

CHARMING, METICULOUSLY PRESENTED SEMI-DETACHED HOUSE

THREE BEDROOMS

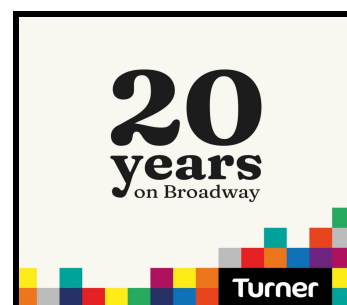
SPACIOUS OPEN PLAN LOUNGE / DINER

GROUND FLOOR SHOWER / UTILITY ROOM

DRIVEWAY PROVIDING OFF ROAD PARKING

Leigh Park Road, Leigh On Sea, Essex

£695,000



WHAT & WHERE - LOCATED IN THE EVER SOUGHT AFTER LEIGH PARK ROAD, THIS AMAZING PROPERTY OFFERS BREATHTAKING VIEWS OVER THE ESTUARY AND IS JUST A SHORT STROLL FROM LEIGH OLD TOWN, THE FASHIONABLE BROADWAY AND LEIGH TRAIN STATION. PRESENTED IN FABULOUS DECORATIVE ORDER THROUGHOUT WITH HIGH QUALITY FINSHES, THIS PROPERTY HAS TO BE VIEWED TO BE APPRECIATED.

WHY - A FANTASTIC OPPORTUNITY FOR ANYONE LOOKING FOR MODERN LIVING, COUPLED WITH THE "LIVING BY THE SEA VIBE" WITH ALL THE BBENEFITS OF LOCAL AMENITIES AND TRANSPORT LINKS ON YOUR DOORSTEP. PERFECT FOR A PROFESSIONAL COUPLE, YOUNG FAMILY OR A DOWNSIZER LOOKING FOR A RELAXED LAID BACK LIFESTYLE.

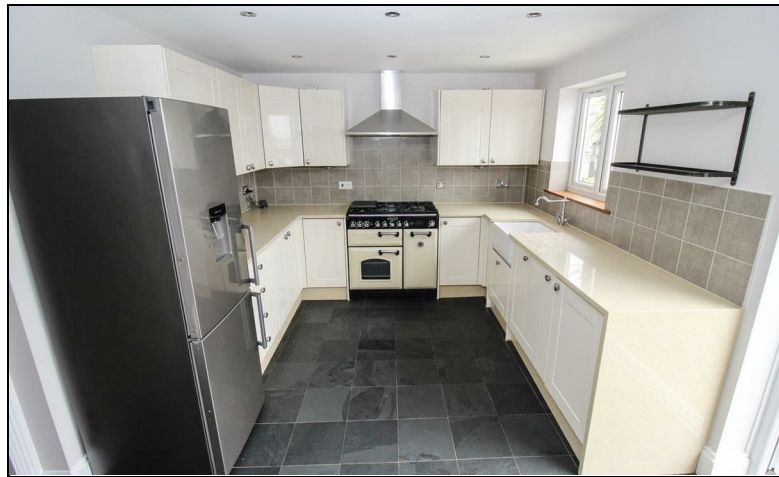
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Council Tax Band : C



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ENTRANCE HALL
13'10" x 5'11" (4.22m x 1.80m)

OPEN PLAN LOUNGE / DINER
26'5" into bay x 13'5" reducing to 10'10" (8.05m into bay x 4.09m reducing to 3.30m)

KITCHEN / BREAKFAST ROOM
14'10" x 9'11" (4.52m x 3.02m)

SHOWER / UTILITY ROOM
7'8" x 5'9" (2.34m x 1.75m)

BEDROOM ONE
14'4" into bay x 10'11" (4.37m into bay x 3.33m)

BEDROOM TWO
11'3" x 5'11" (3.43m x 1.80m)

BEDROOM THREE
8'3" x 5'11" (2.51m x 1.80m)

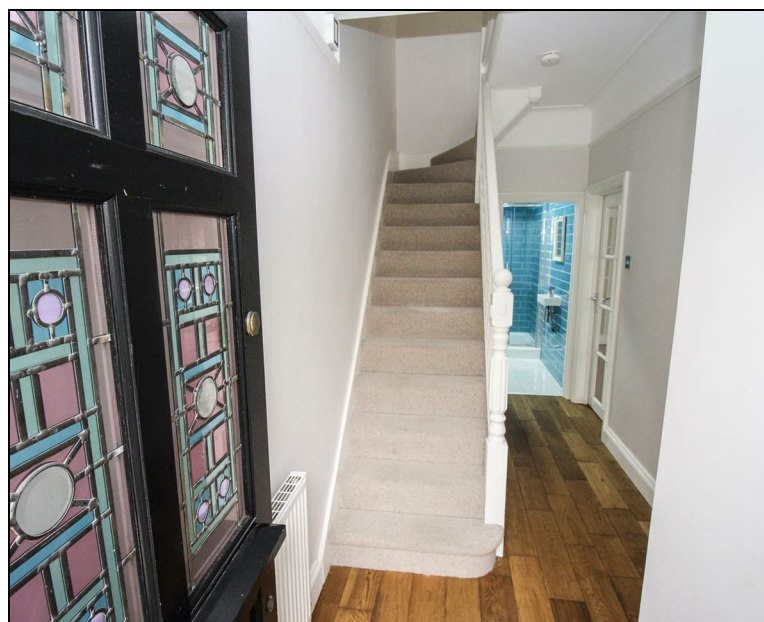
BATHROOM
8' x 7' (2.44m x 2.13m)

LOFT ROOM
16'2" maximum x 8' (4.93m maximum x 2.44m)

LANDSCAPED FRONT GARDEN

SOUTH FACING REAR GARDEN

OFF STREET PARKING



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