



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

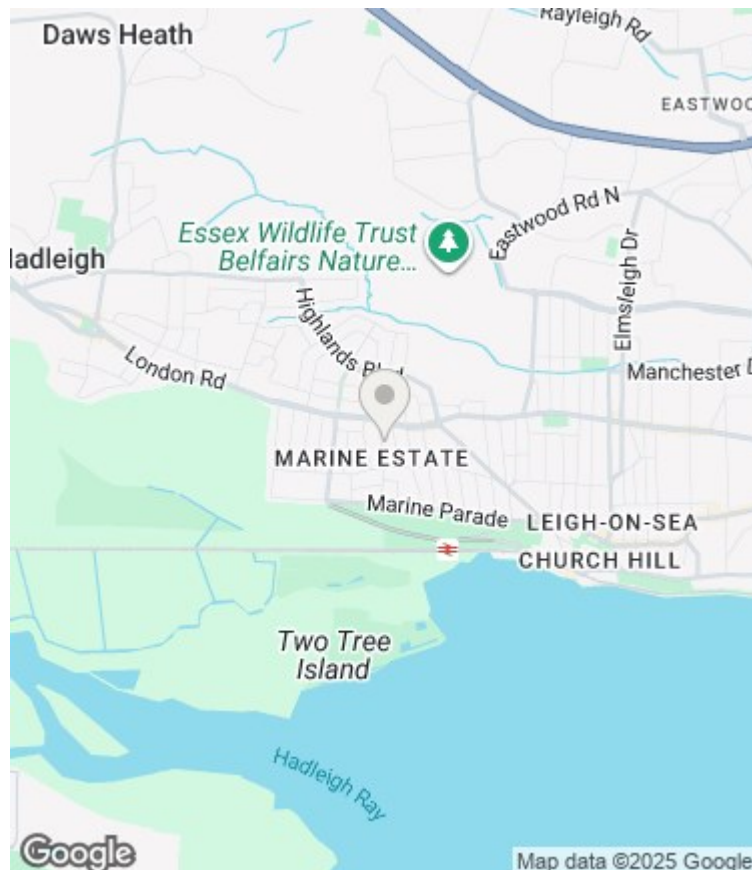
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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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CHARMING DETACHED CHARACTER HOME
NO ONWARD CHAIN
VERSATILE ACCOMMODATION
LARGE WEST BACKING GARDEN
POTENTIAL TO EXTEND (STPP)

SOUGHT AFTER MARINE ESTATE LOCATION
THREE / FOUR BEDROOMS
TWO / THREE RECEPTION ROOMS
APPROXIMATELY 15 MINUTE WALK FROM LEIGH TRAIN STATION
AMAZING OPPORTUNITY TO CREATE A BESPOKE FAMILY HOME

Crescent Road, Leigh-On-Sea

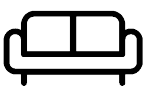
£615,000

WHAT & WHERE - AN ABSOLUTELY CHARMING DETACHED CHARACTER HOME, LOCATED ON THE SOUGHT AFTER MARINE ESTATE, REQUIRING UPDATING, BUT OFFERING THE OPPORTUNITY TO CREATE A BESPOKE FAMILY HOME. WITH POTENTIAL TO EXTEND (STPP) AND VERSATILE ACCOMMODATION WITH THREE / FOUR BEDROOMS AND TWO / THREE RECEPTION ROOMS. ALLOWING A SHORT 15 MINUTE WALK TO LEIGH STATION AND THE BUZZ OF THE BROADWAY, THE PROPERTY ALSO COMES WITH NO ONWARD CHAIN.

WHY - WE FEEL THIS HOUSE HAS SOMETHING FOR EVERYONE, BEING A GREAT UPSIZE FAMILY HOME, PERFECT FOR A PROFESSIONAL COUPLE, COMMUTERS AND OFFERING A COASTAL DOWNSIZE FOR THOSE LOOKING FOR A MORE PEACEFUL WAY OF LIFE.

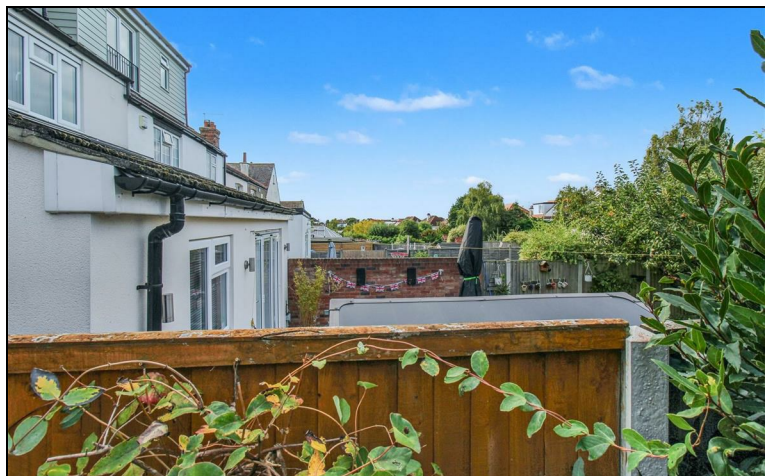
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 1

 2



Council Tax Band : F



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Turner Sales & Lettings



ENTRANCE HALL
4.52m maximum x 2.87m
(14'10" maximum x 9'5")

**GROUND FLOOR
CLOAKROOM**
1.57m x 0.79m (5'2" x
2'7")

LOUNGE
6.88m maximum x 4.24m
(22'7" maximum x
13'11")

DINING ROOM
3.89m x 3.38m (12'9" x
11'1")

FITTED KITCHEN
2.90m x 2.08m (9'6" x
6'10")

**PLAYROOM / OFFICE/
BEDROOM THREE**
3.89m x 3.35m (12'9" x
11')

BEDROOM ONE
4.14m x 3.84m (13'7" x
12'7")

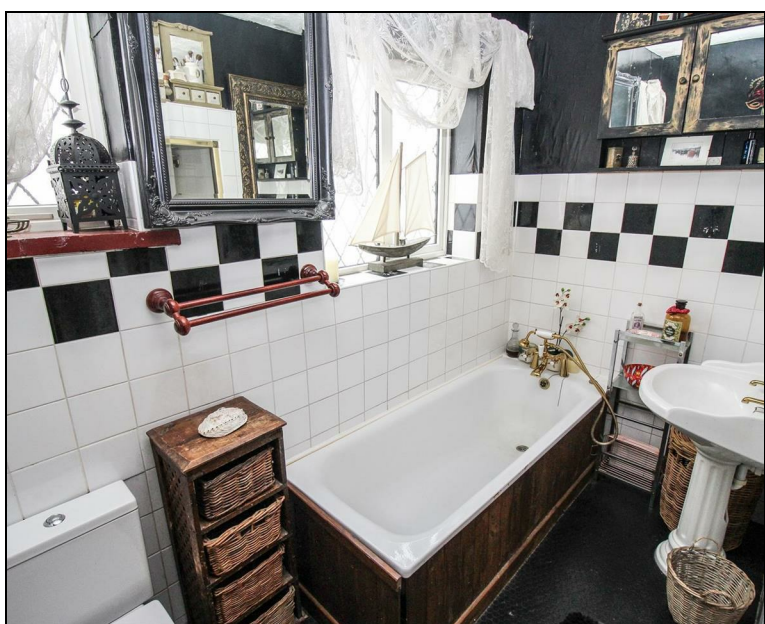
BEDROOM TWO
4.24m x 4.11m (13'11" x
13'6")

BEDROOM FOUR
2.87m x 1.73m (9'5" x
5'8")

BATHROOM
2.84m x 1.63m (9'4" x
5'4")

**LARGE WEST BACKING
GARDEN**

**AMPLE OFF STREET
PARKING**



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01702 710555

