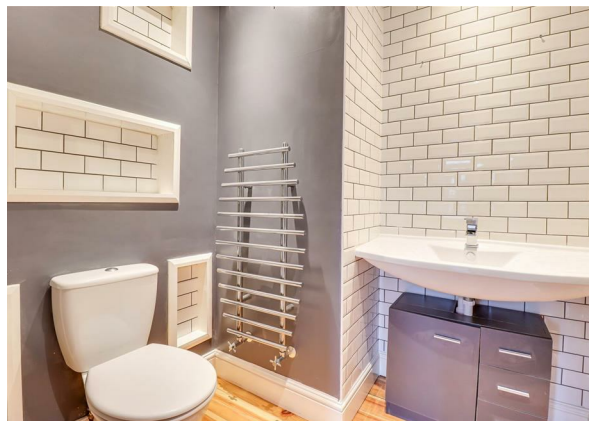
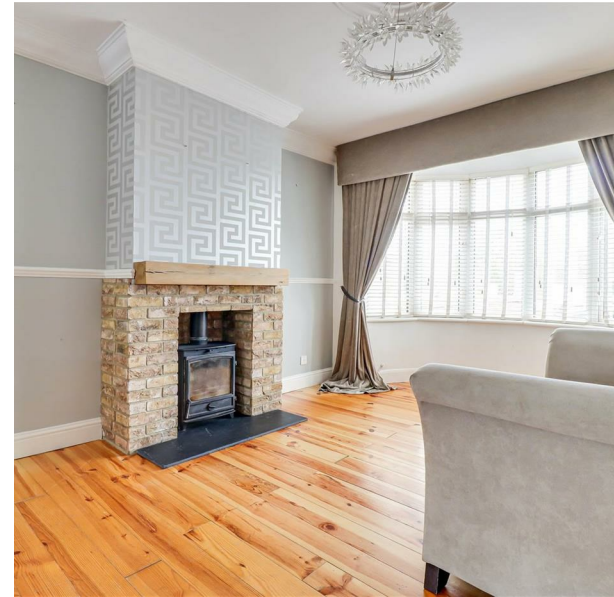


63 Rayleigh Road, Leigh-on-Sea, Essex, SS9 5UU
Price Guide £450,000

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Estate Agents



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Council Tax Band:

* £450,000 - £500,000 * REAR EXTENDED * LOFT CONVERSION * SOUTH-FACING GARDEN * MULTIPLE BATHROOMS AND A UTILITY ROOM * DOWNSTAIRS W/C * SUMMERHOUSE * NO ONWARD CHAIN * PARKING FOR THREE * This exceptional family home has a huge amount of space due to the loft conversion and rear extension, with the added benefit of three parking spaces and a sunny south-facing rear garden. The internal accommodation is comprised of; an entrance hall with storage and access to the downstairs WC, a through lounge-diner with characterful original floorboards, a utility room and a kitchen-breakfast room with French doors out to the garden which is complete with a large summerhouse. The upper two floors have four bedrooms and two bathrooms as well as a picturesque balcony Velux window on the top floor! The location offers a fantastic school catchment area and amenities and bus links moments away, with a short drive to both the Fenchurch Street and Liverpool Street train lines for London commuters. The popular Leigh Broadway and the beachfront are also only a short drive away. The home is available to view now and is offered with no onward chain!

Parking/Frontage

Private driveway providing parking for three large vehicles with an additional shared driveway leading to gated side access to the south-facing garden, front garden wall and a tiled overhang front porch with a double glazed stained glass front door and sidelights leading to:

Entrance Hallway

Stained glass feature window to side aspect, access to downstairs WC, column style radiator, ceiling rose, coving, dado rail, skirting, wooden floorboards and a carpeted staircase rising to the first floor landing with storage cupboards underneath.

Downstairs WC

Wall-mounted wash basin with chrome mixer tap, inset shelving, chrome towel radiator, WC, extractor fan, spotlights, partial wall tiling, skirting and original wooden floorboards.

Lounge-Diner

28'10" × 10'11"

UPVC double glazed bay fronted window and concertina doors through to the kitchen-breakfast room, access to utility room, feature fireplace with log burning stove, two column style vertical radiators, ceiling roses and cornice, dado rail, skirting and original wooden floorboards.

Kitchen-Breakfast Room

18'0" × 9'2"

Double glazed French doors and sidelights for garden access as well as a double glazed rear window and two opening skylights. Gloss kitchen units both wall-mounted and base level comprising; double butler sink with chrome mixer tap, integrated dishwasher, integrated fridge/freezer, five ring burner stainless steel cooker to remain with extractor hood over, laminate worktops, spotlighting, modern vertical column style radiator, skirting and a tiled floor.

Utility Room

UPVC double glazed side window, wall-mounted boiler in cupboard, laminate worktops, skirting and wooden floorboards.

First Floor Landing

UPVC double glazed window to side aspect, further staircase rising to second floor landing, coving, dado rail, skirting and carpet.

Four-Piece Family Bathroom

8'7" × 5'11"

Obscured UPVC double glazed rear window, shower cubicle with extractor fan, pedestal wash basin with chrome mixer tap, traditionally styled freestanding bath, WC, chrome towel radiator, spotlighting, fully tiled walls and flooring.

Bedroom One

16'1" × 11'7"

UPVC double glazed bay fronted window, feature fireplace, radiator with decorative wooden cover, coving, skirting and carpet.

Bedroom Two (Top Floor)

16'6" > 8'6" × 17'11"

Two large double glazed windows to rear aspect with one opening into a south-facing balcony, one double glazed window to front aspect, eaves storage cupboard, access to en-suite shower room, dressing area, spotlighting, double radiator, skirting and carpet.

En-Suite

Double glazed Velux window to front aspect, shower cubicle with drencher head, chrome towel rail, pedestal wash basin with chrome mixer tap, floor to ceiling wall tiling with inset shelf, extractor fan, spotlighting and a tiled floor.

Bedroom Three

12'0" × 11'8" > 8'8"

UPVC double glazed rear window, double radiator, coving, skirting and carpet.

Bedroom Four

6'2" × 6'1"

UPVC double glazed window to front aspect, radiator with decorative wooden cover, coving, skirting and carpet.





South-Facing Garden

Commences with a decked seating area with raised planting borders, shingle area, low-maintenance artificial lawn and a large summerhouse as well as side access to front of property and fencing.

Summerhouse

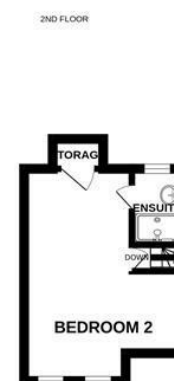
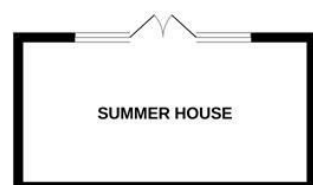
Double glazed French doors and windows to front aspect, outside lighting, power.



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Estate Agents

204 Woodgrange Drive
Southend-on-Sea
Essex
SS1 2SJ
01702 811211
info@bearestateagents.co.uk
<https://www.bearestateagents.co.uk>



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		
(81-91) B		
(69-80) C		79
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC