



* £450,000- £475,000 * BEAUTIFUL FISHERMANS COTTAGE * WEST BACKING REAR GARDEN * NORTH STREET AND WESTLEIGH SCHOOL CATCHMENT * IMPRESSIVE OPEN PLAN LIVING/DINING ROOM * MOMENTS FROM LEIGH BROADWAYS POPULAR SHOPPING FACILITIES * A traditionally built end terraced cottage with the advantages of charming features throughout, an impressive 24'6 open plan lounge dining room, and a well kept 65' (approx.) rear garden with a summerhouse. There is also a fitted shaker style kitchen and a modern three piece bathroom with utility area. The property is on the doorstep to a vibrant Leigh lifestyle with the fashionable Broadway just a stones throw away, offering an array of restaurants, bars and coffee shops. Leigh Station and Old Town are both a short walk away, whilst the property also falls within catchment for the highly regarded West Leigh Junior School.

- Attractive end terraced fisherman's cottage
- Impressive open plan lounge dining room
- Three piece bathroom with utility area
- Potential to extend STP
- North Street and Westleigh Junior School catchments
- Three bedrooms
- Fitted kitchen
- Generous West backing rear garden
- Doorstep to Rectory Road and Leigh Broadways shopping facilities
- Walking distance to Leigh Station, Old Town and Belfairs Woods and Golf Course

Leighville Grove

Leigh-On-Sea

£450,000

Price Guide



Leighville Grove



Frontage

Attractive front garden area with side access to rear garden, storage unit, door to:

Lounge Dining Room

24'6 x 11'10

Double glazed bay window to front aspect, wood flooring, smooth plastered ceiling, stairs leading to the first floor landing with under stairs storage cupboard, feature cast iron fireplace with tiled hearth, two radiators, double glazed door to garden, access to:

Kitchen

9' x 7'4

Double glazed window to side aspect with plantation shutters, the kitchen is fitted to include a one and a quarter bowl sink unit with mixer tap, inset into a range of roll edge work surfaces with cupboards and drawers beneath, built-in oven and hob with extractor hood above, further range of matching eye level wall mounted units, integrated dishwasher, barn style door to side, door to bathroom/utility.

Bathroom and Utility Area

7'11 x 5'11

Double glazed obscured window to rear aspect, modern three piece suite comprising; paneled bath with mixer tap and shower over, low-level w/c, wash hand basin with mixer tap, appliance space and plumbing for washing machine and dryer, radiator.

First Floor Landing

Carpeted flooring, doors to:

Master Bedroom

11'11 x 10'11

Double glazed window to front aspect, wooden flooring, picture rail, radiator.

Bedroom Two

11'9 x 9'1

Double glazed window to rear aspect, carpeted, radiator, door to:

Bedroom Three

9'2 x 7'3

Double glazed window to rear aspect, carpeted, radiator.

West Backing Rear Garden

65' approx

Commencing with a paved patio to the immediate rear with the remainder being laid to lawn with summer house to remain and side access to the front.

Summerhouse

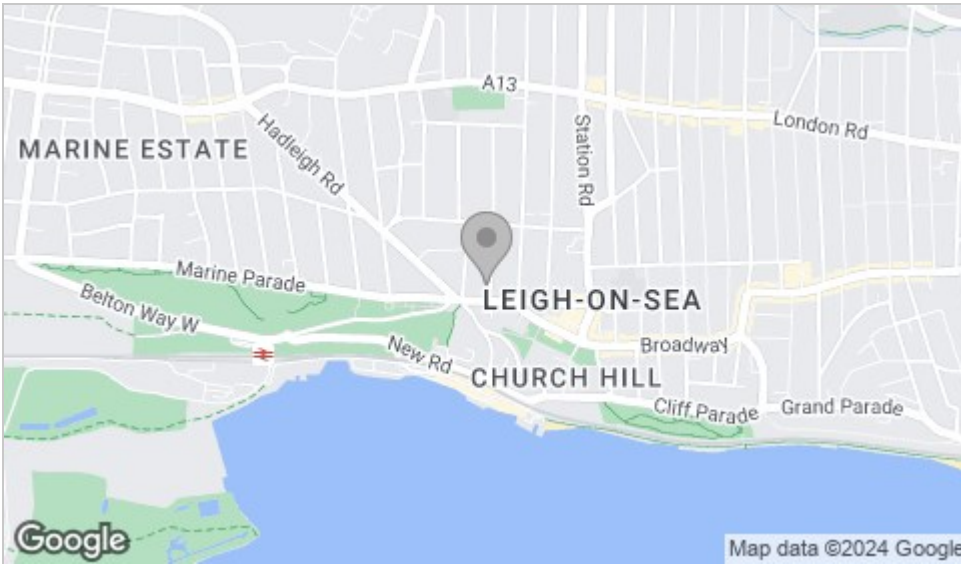
French doors and windows to front aspect, will remain.



Floor Plan



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 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.

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Energy Efficiency Graph

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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	