



\* £525,000- £575,000 \* PARKING SPACE \* SEA VIEWS \* SOUTH FACING BALCONY \* COURTYARD GARDEN \* MUCH LARGER COTTAGE THAN EXPECTED \* THREE RECEPTION SPACES \* DOUBLE BEDROOMS, WALK-IN WARDROBE AND BATHROOM ALL ON FIRST FLOOR \* STYLISH INTERIORS \* With stylish minimalist interiors, a modern layout with practical improvements and off-street parking - this property represents not only a true piece of Leigh-on-Sea history, being one of the oldest fisherman cottages in the area, but also one of the most spacious and desirable ones too! The accommodation is comprised of; off-street parking to the rear for a large vehicle and a small courtyard garden, a larger than expected bay-fronted lounge with views over Old Leigh and double doors through to the dining room (currently used as a work-from-home office), a fully fitted kitchen-breakfast room with unique oriel window and access to a store area which could be extended into s.t.p, two double bedrooms on the first floor with the master having access to a south-facing balcony - complete with amazing sea views, a walk-in wardrobe and a three-piece family bathroom. The location is incredibly desirable, with Old Leigh on the doorstep and Leigh Station a few minutes away, while the amenities of the popular Broadway are just up the hill! For schooling, Leigh North Street and Belfairs Academy are within catchment and the prestigious grammar schools are a bus ride away. The home is available to view now and the owners have already found a property they wish to move to!

- Parking for a large vehicle
- Seconds from Old Leigh
- The Broadway is just up the hill
- Room to extend (s.t.p.)
- Three-piece bathroom on first floor
- South facing balcony with amazing sea views
- Very short walk to Leigh Station for London commuters
- Stylish interiors throughout with large reception rooms
- Double bedrooms with a walk-in wardrobe
- Small courtyard garden to the rear

## New Road

Leigh-on-Sea

**£525,000**

Price Guide





# New Road



## Frontage/Parking

Front garden with steps leading to a solid wood entrance door and parking to the rear for a large vehicle with a small courtyard.

## Hallway

Stairs leading to first floor, radiator, original wooden floorboards, understairs storage with electric and gas meters.

## Lounge

Double glazed bay window to front overlooking the sea, feature fireplace with a log burner which sits on a slate hearth, radiator, wooden double doors to dining room, carpet to floor.

## Dining Room

Wooden door to rear leading to conservatory/store area, radiator, carpet to floor.

## Kitchen-Breakfast Room

Oriel window to rear and side aspects, double glazed wooden door to side aspect leading to conservatory/store area, range of wall and base level units with square edge wooden worktops, integrated oven with induction hob and extractor over, one and half stainless steel sink and drainer, integrated fridge/freezer, dishwasher and washing machine. Tiled splashbacks, radiator, wooden floorboards, cupboard housing a wall-mounted combination boiler.

## Split-Level First Floor Landing

Loft hatch, storage cupboard, walk-in wardrobe and doors to all rooms.

## Bedroom One

Double glazed door and windows to the front aspect which gives sea views and balcony access, radiator, carpet to floor.

## Bedroom Two

Window to rear, radiator, wooden floorboards.

## Bathroom

Sash window to rear, pedestal wash basin, low-level W/C, paneled bath with shower over, partially tiled walls, stainless steel heated towel rail, wooden floorboards.

## Conservatory/Store Area

Tiled floor, double glazed windows to side and rear, tall wooden door leading to rear garden (could extend kitchen into this space s.t.p.).

## Courtyard Garden

Courtyard-style rear garden with steps up to parking area.

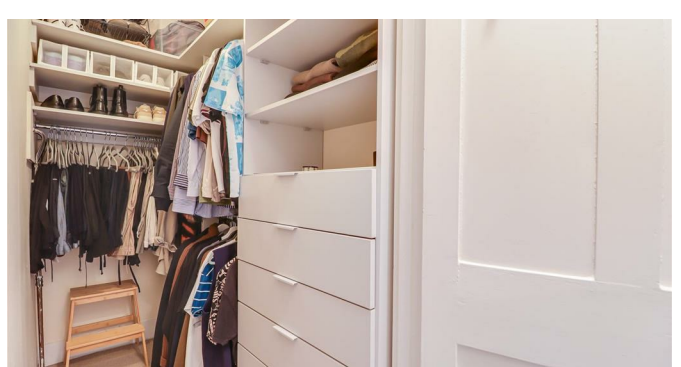
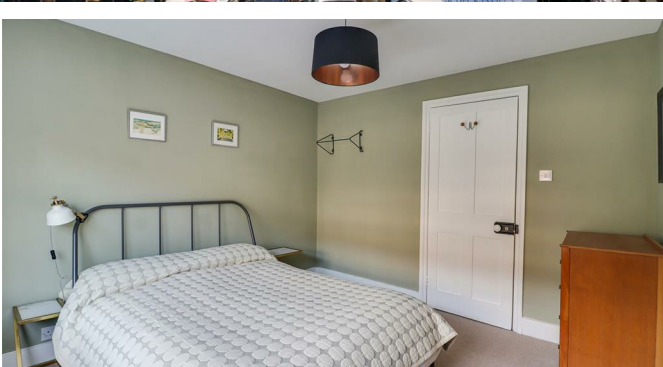
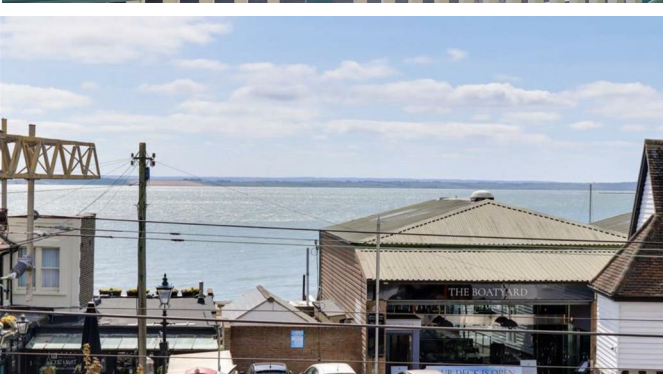
## Private Parking

Hardstanding area to rear of the property with space for a large vehicle.

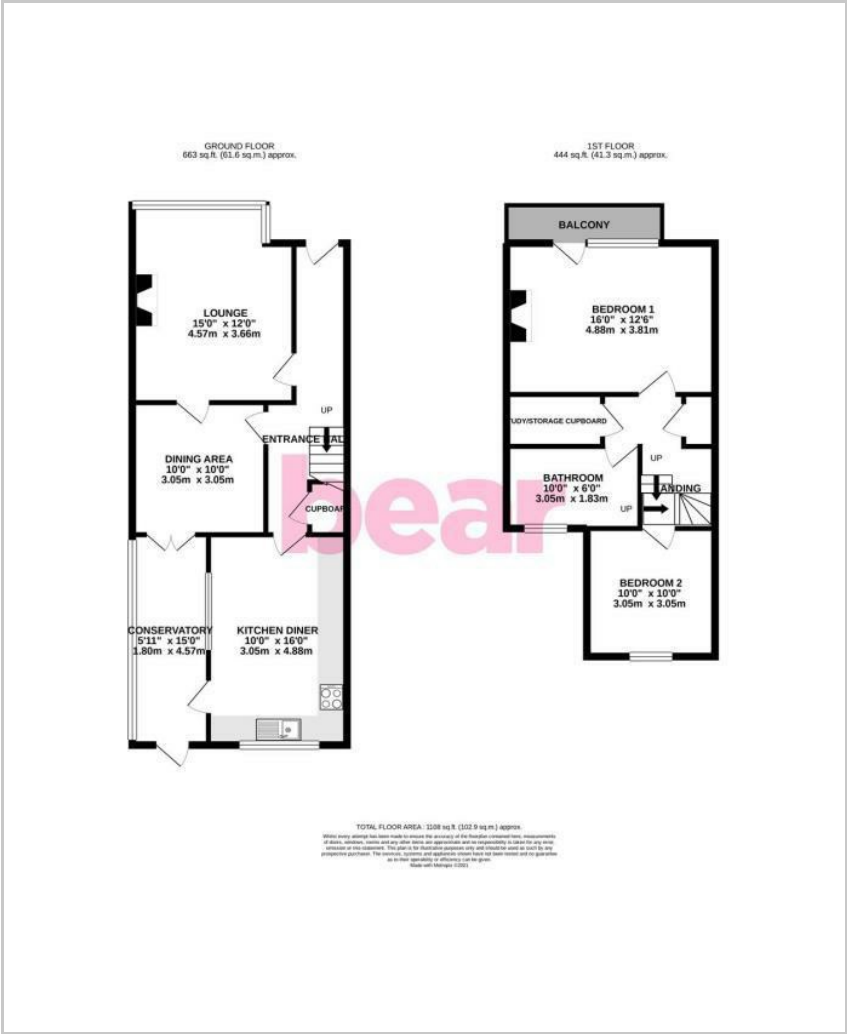
## South-Facing Balcony

Room for table and chairs with amazing sea views and views over Old Leigh.

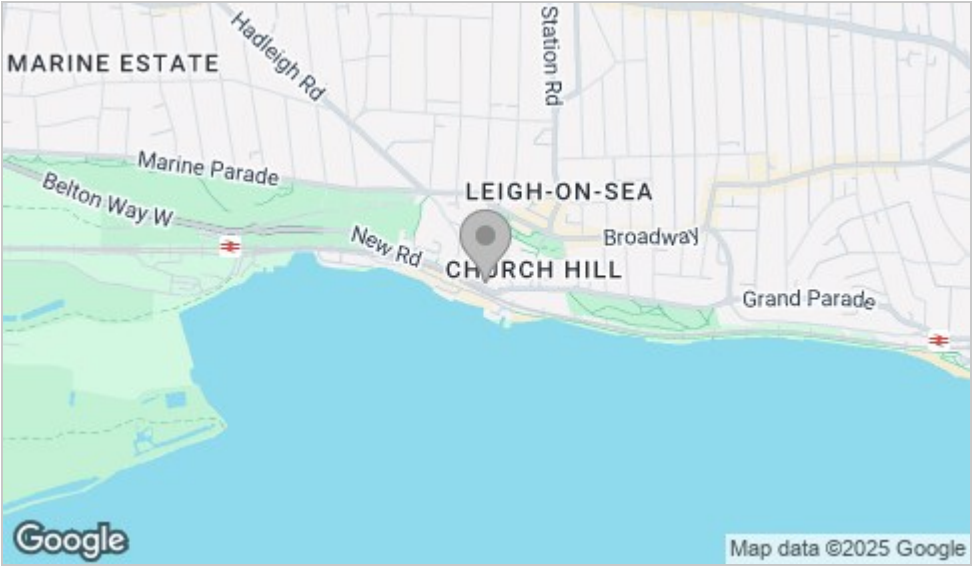




# Floor Plan



# 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.

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# Energy Efficiency Graph

