



\* £450,000- £500,000 \* Proudly positioned in the charming Leigh-on-Sea, Essex, this delightful semi-detached house on Leighville Grove offers a spacious house blending of comfort and convenience. With three well appointed double bedrooms, this property is ideal for families or those seeking extra space. The accommodation is thoughtfully arranged across three floors, providing a sense of privacy and room to grow. As you enter, you are welcomed into a bright reception room that sets the tone for the rest of the home. There is a fully fitted kitchen breakfast room, which is perfect for casual dining and entertaining. A separate utility room adds to the practicality of the space, ensuring that daily chores are easily managed. The top floor boasts a luxurious master bedroom complete with an en-suite shower room, offering a private retreat for relaxation. The additional two bedrooms are generously sized, making them suitable for family members or guests. Step outside to discover a west-facing rear garden, which is a true gem. This outdoor space features a cabin equipped with power and light, providing an excellent area for a home office, studio, or simply a place to unwind. Location is key, and this property does not disappoint. Situated just a stone's throw from the vibrant shopping facilities of Leigh Broadway, residents will enjoy easy access to a variety of shops, cafes, and restaurants. Furthermore, Leigh Station and the picturesque Old Town are within a short walking distance, making commuting and leisure activities effortlessly accessible. In summary, this semi-detached house on Leighville Grove is a wonderful opportunity for those looking to settle in a thriving community, offering ample living space, a lovely garden, and a prime location.

- Beautifully presented semi-detached house
- Three double bedrooms
- Three piece-bathroom and an en-suite shower room to master
- Kitchen breakfast room and a utility room
- Sizeable bay-fronted lounge-diner
- Double glazing and gas central heating
- West facing spacious rear garden
- Walking distance to Leigh Broadway and Old Leigh
- Half a mile from Leigh-on-Sea Train Station
- Close to favoured schools including Westcliff Grammar School for Boys and Girls

## Leighville Grove

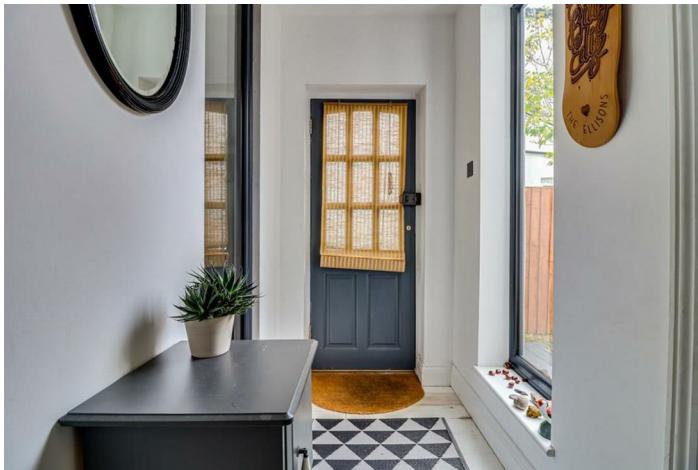
Leigh-on-Sea

**£450,000**

Price Guide



# Leighville Grove



## Frontage

Gated with a brick path leading to the entrance and side access to the front garden.

## Entrance Hallway

Featuring wooden floorboards, pendant lighting, skirting boards, a rear-facing double glazed window, and an internal double glazed window.

## Kitchen Breakfast Room

15'8" x 7'6"

Fitted with wooden floorboards, skirting, two pendant lights, a side-facing double glazed window, radiator, a range of base and wall units with wood-effect roll-top work surfaces, and a 1.5 bowl sink with drainer. Appliances include an oven with a four-ring gas hob and extractor fan. There's space for a dishwasher and fridge/freezer. Access to the utility room is via a single glazed door, with a single glazed rear window.

## Utility Room

Concrete slab flooring, skirting boards, pendant lighting, wood-effect roll-top work surfaces, space and plumbing for a washing machine and tumble dryer. Includes single glazed windows to the rear and side, and a wooden door leading to the rear garden.

## Lounge

19'10" x 12'7"

Spacious reception room with wooden floorboards, skirting, radiator, two pendant lights, side-facing double glazed windows, a double glazed bay window with shutters overlooking the rear, and under-stairs storage.

## First Floor Landing

Carpeted stairs rise to a landing with wooden floorboards, skirting, radiator, pendant lighting, and access to the second floor. Doors leading to:

## Bedroom Two

13'6" x 12'7"

Generously sized room with wooden floorboards, skirting, radiator, picture rail, pendant lighting, a single glazed sash window to the front, and a single glazed side window.

## Bathroom

Characterful bathroom with wooden floorboards, partial wood-panelled walls, obscure double glazed rear window, ceiling light, heated towel rail, WC, sink, and a freestanding clawfoot bathtub.

## Bedroom Three

11'1" x 7'6"

Carpeted flooring, skirting, radiator, pendant lighting, and double glazed windows to the rear.

## Second Floor Landing

Carpeted stairs lead to a tiled landing with a front-facing double glazed Velux window, eaves storage, skirting, and spotlight lighting.

## Bedroom One

10'5" x 8'5"

Tiled flooring, skirting, electric radiator, front-facing double glazed Velux window, and pendant lighting.

## En-Suite Shower Room

8'5" x 4'11"

Modern en-suite with tiled flooring and partially tiled walls, spotlights, electric heated towel rail, extractor fan, shower cubicle, WC, twin 'his & hers' sinks with vanity mirror and storage, two wall lights, rear-facing double glazed window, and a double glazed Juliette balcony with obscure glass.

## West Facing Rear Garden

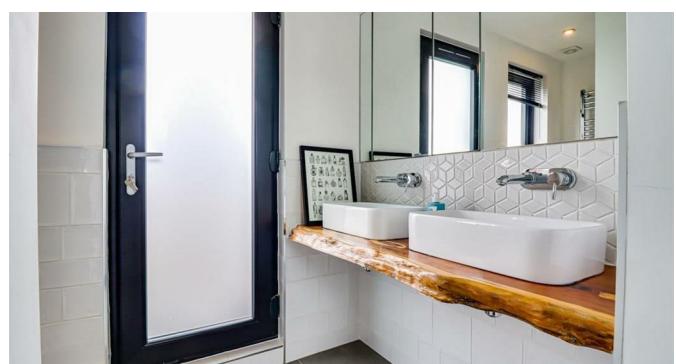
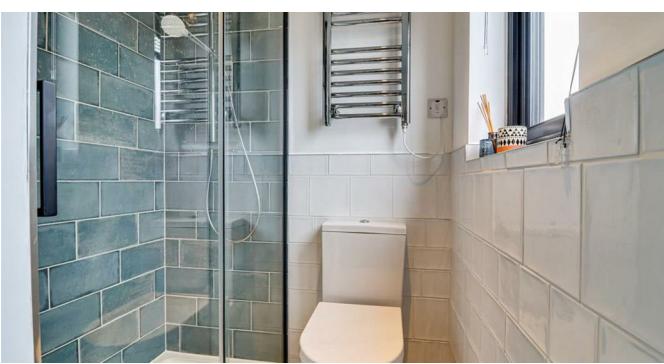
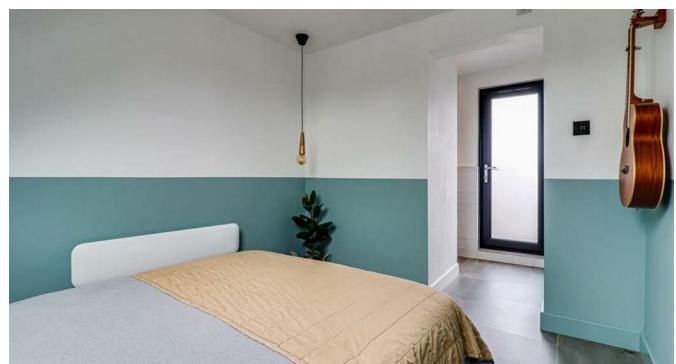
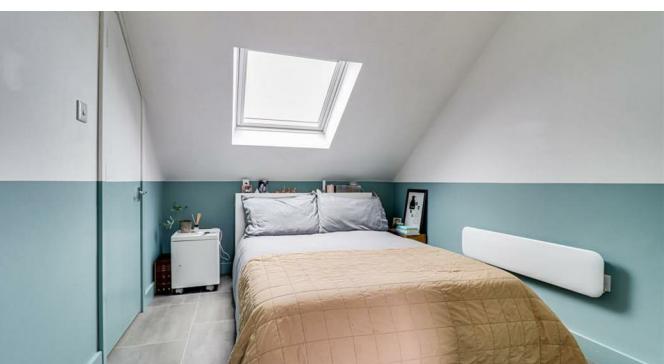
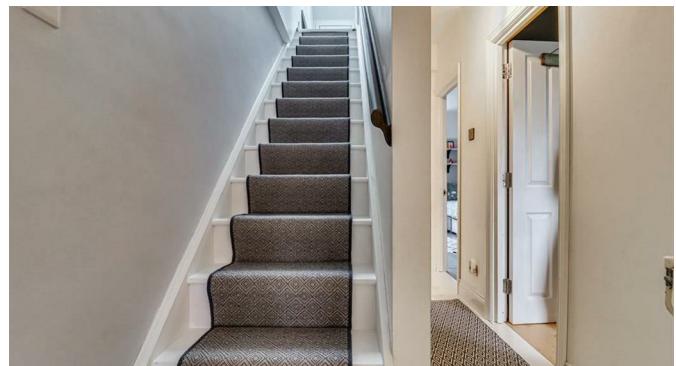
Includes a decked patio area, lawn, shed (to remain), external water tap, and side access to the front of the property.

## Cabin

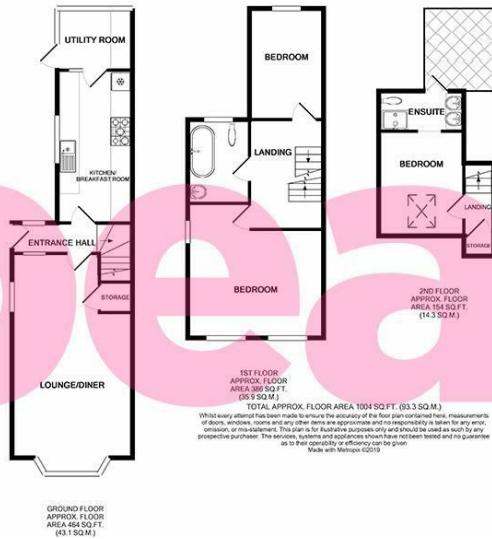
Power and light.

## Agents Notes:

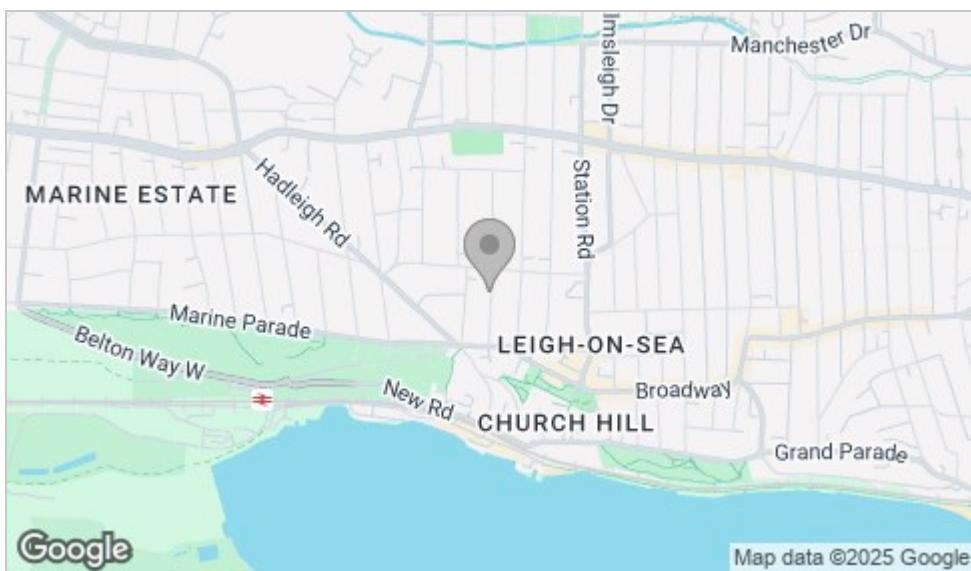
The property was photographed when the house was furnished however most of the furniture has now been removed and it is being sold with no onward chain.



## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 [los@bearestateagents.co.uk](mailto:los@bearestateagents.co.uk) <http://www.bearestateagents.co.uk/>

## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(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 <sub>2</sub> ) Rating			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		53
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	