



\* £600,000 - £650,000 \* Primely located in the charming area of Cliffsea Grove, Leigh-on-Sea, this delightful end-terrace home offers a perfect blend of modern living and traditional character. With an impressive layout spread over three floors, this property boasts four spacious bedrooms, including a master suite with an en-suite bathroom on the top floor, providing a private retreat for relaxation. The heart of the home is undoubtedly the expansive open-plan kitchen diner, designed for both functionality and style. This area is complemented by a separate utility room and a convenient downstairs WC, making it ideal for family living and entertaining guests. The bay-fronted lounge, featuring an original fireplace, adds a touch of elegance and warmth, creating a welcoming atmosphere. Additionally, the property includes a charming brick-based conservatory, perfect for enjoying the garden views throughout the seasons. Location is key, and this home does not disappoint. It is just a short stroll from Chalkwell Station, offering easy access to transport links, as well as being within walking distance to the beautiful Chalkwell Park and the beach. Furthermore, the vibrant shopping facilities along Leigh Road and the Broadways are right on your doorstep, providing a variety of amenities to suit your everyday needs. This extended end-terrace home is a rare find, combining spacious living with a prime location, making it an ideal choice for families or those seeking a comfortable lifestyle in a sought-after area. Don't miss the opportunity to make this wonderful property your new home.

- Character semi detached family home
- Accommodation across three floors
- Top floor master bedroom with en-suite bathroom
- Side access to rear garden
- Doorstep to Leigh Road and Broadway shopping facilities
- Four good sized bedrooms
- Open plan kitchen diner with separate utility room
- Brick-based conservatory with bi-folding doors to the rear garden
- Impressive four-piece family bathroom
- Walking distance to Chalkwell Station, Beach and Park

## Cliffsea Grove

Leigh-On-Sea

**£600,000**

Price Guide





# Cliffsea Grove



## Frontage

Attractive front garden area with a brick wall perimeter, tiled path leading to:

## Entrance Hallway

16'0" x 5'8"

Smooth coved ceiling, picture rails, dado rails, solid wood entrance to the front with stained glass leadlight window, adjacent stained glass leadlight window, carpeted stairs to the first floor with understairs storage, cast iron radiator, patterned tiled flooring, door to:

## Bay-Fronted Lounge

15'8" x 12'6"

Smooth coved ceiling with a ceiling rose, picture rails, double glazed leadlight bay window to the front, feature fireplace with a log burner, granite hearth and an original surround, original wooden floorboards, radiator with a radiator cover.

## Kitchen Family Room

18'6" x 17'4" > 13'9"

Smooth ceiling with inset spotlights and a feature pendant light, feature fireplace with an original surround. Kitchen comprising of; wall and base level shaker style units with a center island, inset ceramic butler sink, integrated wine fridge and a dishwasher, space for range cooker with a five ring gas hob and an extractor fan above, tiled splashbacks, wooden worktops, floor to ceiling cupboard, one housing the larder and one with a fridge freezer on a 70/30 split, cupboard housing a Worcester boiler, cast iron radiator, slate tiled flooring, door to:

## Utility Room

6'7" > 3'5" x 6'9"

Smooth ceiling with inset spotlights, double glazed windows to the side and rear, roll edge laminate worktop with space for a washing machine underneath, slate tiled flooring, door to:

## Downstairs WC

3'10" x 2'59"2"

Smooth ceiling with inset spotlights, obscured double glazed window to the side, low-level WC, wall hung wash basin with a tiled splashback, radiator, tiled flooring.

## Brick-Based Conservatory

10'10" x 9'11"

Aluminium double glazed bi-folding doors to the rear leading out to the garden, slate tiled flooring, vertical three column radiator.

## First Floor Landing

Smooth ceiling, picture rails, pendant light obscured leadlight window to the side, dado rails, carpeted stairs to the second floor landing, radiator, carpet.

## Bedroom One

15'8" x 12'5" up to wardrobes

Double glazed Velux windows to the rear, feature exposed brick wall, eaves storage, vertical radiator, carpet, fitted wardrobe, door to:

## Bedroom Two

15'9" into the bay x 11'0"

Smooth ceiling with a pendant light, picture rails, leadlight double glazed bay windows to the front, curved radiator, feature fireplace with an original surround, carpet.

## Bedroom Three

15'1" x 11'0"

Smooth coved ceiling, picture rails, feature fireplace with an original surround, double glazed window to the rear overlooking the garden, fitted wardrobes, radiator, carpet.

## Bedroom Four

8'10" x 7'5"

Smooth ceiling, picture rails, leadlight double glazed box-bay window to the front, radiator, carpet.

## Four-Piece Family Bathroom

8'10" x 7'3"

Smooth ceiling with inset spotlights, leadlight stained glass window to the rear, walk-in shower with drencher head and shower hose, low-level WC, wall hung vanity unit wash basin with a glass splashback, egg shaped bath with a glass splashback, part tiled walls, chrome heated towel rail, fully tiled flooring.

## Second Floor Landing

Smooth ceiling with inset spotlights, double glazed window to the side, carpet, door to:

## En-Suite to Bedroom One

7'1" x 5'0"

Smooth ceiling with inset spotlights, double glazed Velux window to the rear, bath with a shower hose attachment, wall hung vanity unit wash basin, low-level WC, wall hung chrome heated towel rail, part tiled walls, tiled flooring.

## Rear Garden

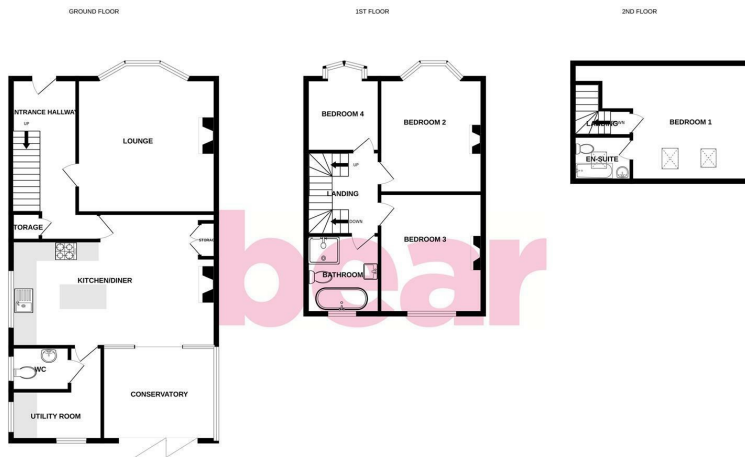
Commences with a patio area with the remainder laid out lawn, WW2 coal bunker, gate giving side access back to the front garden, alleyway.







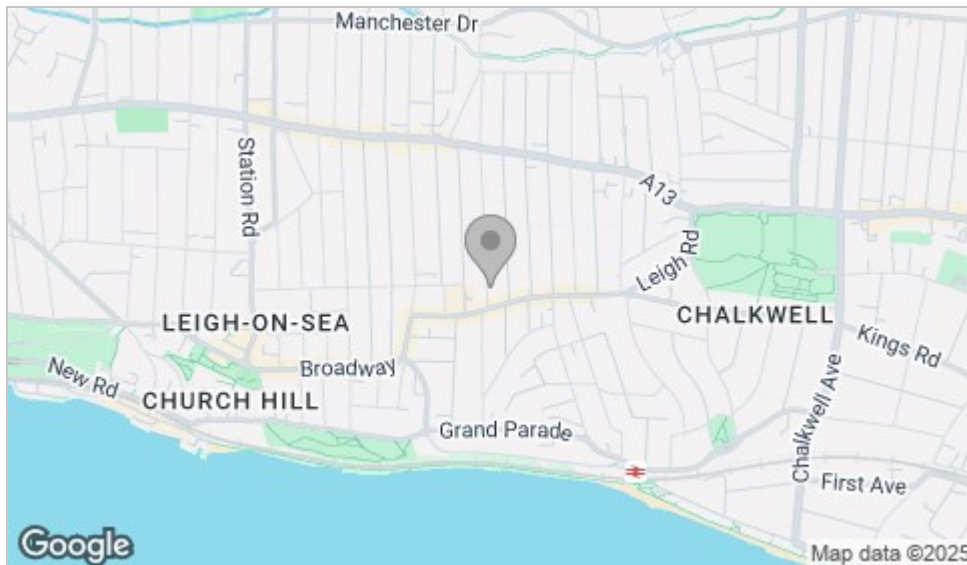
## Floor Plan



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of rooms, corridors, 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. Made with iMeasure (2023)



## 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

