



ELMSLEIGH DRIVE

LEIGH-ON-SEA, SS9 3DS

OFFERS IN EXCESS OF £475,000
FREEHOLD

**** OFFERS ABOVE £475,000 **** BOASTING OFF-STREET PARKING FOR TWO VEHICLES, DECEPTIVELY SPACIOUS ACCOMMODATION AND A HIGHLY SOUGHT AFTER LEIGH-ON-SEA POSTCODE, THIS DELIGHTFUL THREE BEDROOM FAMILY HOME PRESENTS A FANTASTIC OPPORTUNITY FOR GROWING FAMILIES.

RP&C.
RICKY, PLANT  CHEN-PORTER

ELMSLEIGH DRIVE

- Ample off-street parking for two vehicles
- Sunny West facing rear garden with outside bar
- Popular location close to well regarded Grammar Schools
- Boasting a wealth of deceptively large living space
- Three well proportioned bedrooms
- Convenient ground-floor WC and conservatory
- Boasting a wealth of character and charm
- Close to convenient travel links
- Easy reach of shops and amenities
- A wonderful home for growing families



Nestled in the heart of the ever-popular Elmsleigh Drive in Leigh-on-the-Sea, this beautifully presented three-bedroom mid-terrace home offers the perfect blend of character, charm, and modern living. Ideally located within easy reach of excellent travel links, highly regarded schools, local shops, and a host of amenities, this is a fantastic opportunity for growing families.

To the front, the property boasts desirable off-street parking for two vehicles, while to the rear, you'll find a wonderfully maintained garden—ideal for entertaining or relaxing in the warmer months.

Internally, the home offers deceptively spacious living accommodation. The ground floor features an expansive open-plan L-shaped lounge/kitchen/diner that spans the full length of the property, providing a versatile space for both relaxing and entertaining. To the rear, a useful conservatory offers practicality, alongside a convenient ground-floor WC positioned under the stairs.

Upstairs, the first floor hosts three generously sized bedrooms, including a bright and airy master bedroom complete with a charming bay window that floods the space with natural light.

Packed with warmth, character, and contemporary touches throughout, this stunning home is ready to

move straight into. Internal viewing is highly recommended to fully appreciate everything this fantastic property has to offer.

Three bedroom terraced house

Entrance hallway

Access to downstairs W/C, carpeted staircase rising to first floor landing, radiator with decorative wooden cover, original cornice, dado rail, skirting and wood effect laminate flooring.

Ground-floor WC

Low-level W/C, wall-mounted wash basin with chrome taps and a tiled splashback, tile effect lino flooring.

Lounge/Dining Area

Dual aspect UPVC double glazed front bay and rear French doors with sidelights for conservatory access, feature fireplace, ceiling roses and original cornice, two radiators, skirting and original wooden floorboards.

Kitchen

White gloss kitchen is comprised of; both wall-mounted and base level units, composite 1.5 sink and drainer with chrome mixer tap, five ring burner gas hob with extractor hood over, integrated oven, integrated dishwasher, space for washing machine, space for fridge/freezer, granite worktops, spotlighting, wood effect laminate flooring.

Conservatory

Double glazed French doors to rear aspect and

windows to rear and side aspects, wall cladding, radiator, lighting, power and wood effect laminate flooring.

Stairs to first floor

Four-piece family bathroom

Two UPVC obscured rear windows, tiled shower cubicle, low-level W/C, bath with chrome taps, built-in storage, pedestal wash basin with chrome taps, spotlighting, wall cladding and tile effect lino flooring.

Bedroom one

UPVC double glazed bay fronted window, large built-in wardrobes, feature fireplace, radiator with decorative wooden cover, cornice, skirting and carpet.

Bedroom two

UPVC double glazed rear window, large built-in wardrobes, radiator with wooden cover, skirting and carpet.

Bedroom three

West facing rear garden

Off-street parking

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ADDITIONAL INFORMATION

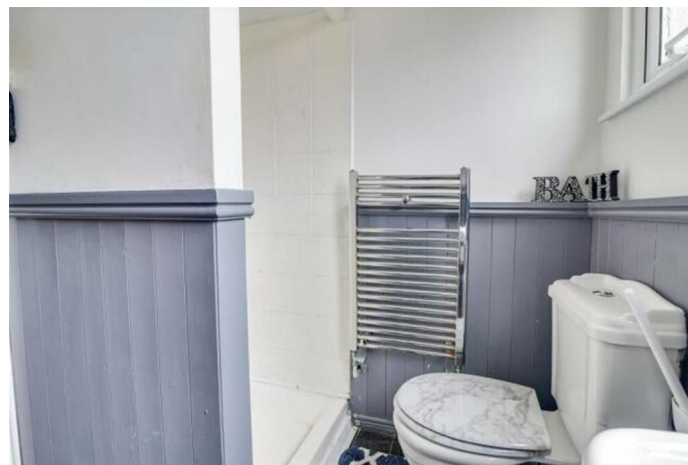
Local Authority – Southend Borough Council

Council Tax – Band C

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. (ENFOIPA DISCLAIMS) ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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