

GROUND FLOOR
584 sq.ft. (54.3 sq.m.) approx.

1ST FLOOR
603 sq.ft. (56.0 sq.m.) approx.



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EC Essex Countryside
Moving home made easier.



15 Westcliff Drive, Leigh-on-Sea, SS9 2LB
Guide Price £500,000



****GUIDE PRICE £500,000 - £525,000****

Essex Countryside are delighted to offer for sale this three bedroom semi detached character property which is situated within a short walk of Leigh Broadway and Leigh main line railway station. The accommodation comprises of a spacious entrance hall, lounge, dining room, morning room and kitchen. To the first floor there are three double bedrooms, a shower room and separate WC.

The west facing rear garden is a good size and is well established. The property is within Westleigh School Catchment and is being offered for sale with no onward chain.

Viewing highly recommended.



- MUCH CHARM & CHARACTER
- THREE BEDROOM SEMI DETACHED
- WEST FACING REAR GARDEN
- THREE RECEPTIONS ROOMS
- MANY ORIGINAL FEATURES
- NO ONWARD CHAIN
- SHORT WALK OF LEIGH BROADWAY AND LEIGH ON SEA MAIN LINE RAILWAY STATION
- UPVC REPLACEMENT WINDOWS
- VIEWING HIGHLY RECOMMENDED
- WESTLEIGH SCHOOL CATCHMENT



ENTRANCE HALL Solid wood entrance door with lead light glazed inset leading into a spacious entrance hall. Stairs to first floor, power points, coved to ceiling, radiator, dado rail, under stairs storage cupboard.

LOUNGE 14' 5" x 12' 10" (4.39m x 3.91m) UPVC double glazed bay window to front aspect, power points, TV point, coved to ceiling, two wall light points, radiator.

DINING ROOM 11' 10" x 11' 1" (3.61m x 3.38m) UPVC double glazed double doors to rear, power points, coved to ceiling, radiator.

MORNING ROOM 9' 9" x 13' into bay (2.97m x 3.96m) UPVC double glazed bay window to side aspect, powers, radiator, feature brick fireplace, plate rail.

KITCHEN 11' 4" x 8' 9" (3.45m x 2.67m) UPVC double glazed window to front and side aspects, UPVC double glazed door to side. Range of fitted units to both base and eye level. Roll edge work tops incorporating a stainless steel sink unit, space and plumbing for washing machine, space for cooker, part tiled walls,.

FIRST FLOOR LANDING Access to loft space, power points, radiator, dado rail, built in cupboard.

BEDROOM ONE 17' 1" x 11' 1" increasing to 14'6" (5.21m x 3.38m) Double glazed window to front. Double glazed bay window to front, power points, radiator, coved to ceiling, built in cupboard.

BEDROOM TWO 11' 10" x 10' 9" (3.61m x 3.28m) UPVC double glazed window to rear, power points, radiator, picture rail, coved to ceiling, built in cupboard.

BEDROOM THREE 11' 7" x 10' 3" (3.53m x 3.12m) Double glazed window to rear, radiator, power points, feature fireplace.

SEPERATE WC Obscure window to side. Close couple WC, laminate flooring.

SHOWER ROOM UPVC obscure double glazed window to side. Large walk in shower with shower screen, pedestal wash hand basin, part tiled walls, chrome heated towel rail, built in cupboard, laminate flooring.

REAR GARDEN Access to side, small patio area with the rest of the garden is mainly laid to lawn area with mature shrub border. Outside WC.