

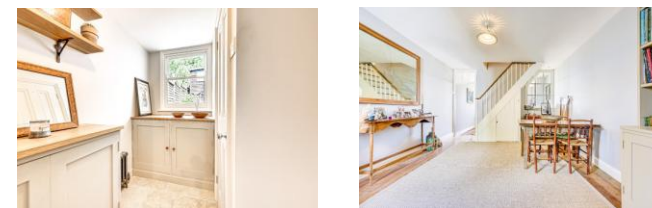
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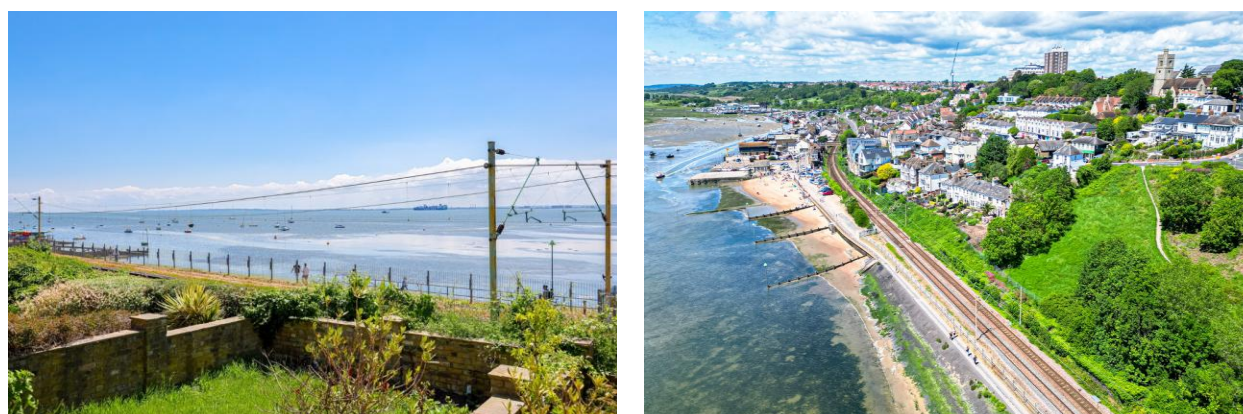
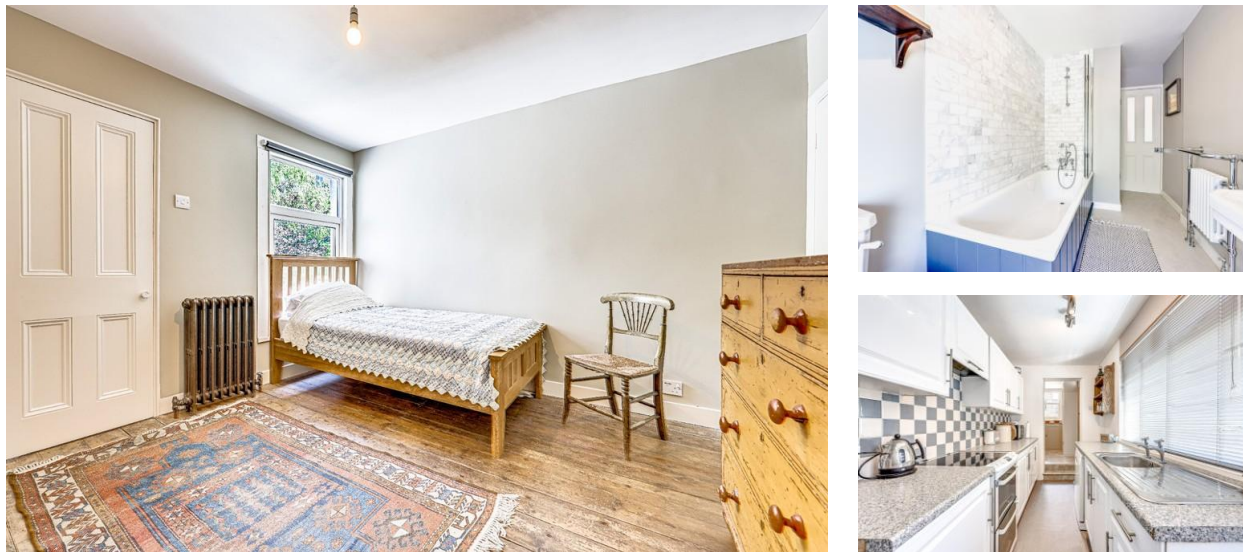


**9 The Gardens, Leigh-on-Sea, SS9 2DW**  
**Offers in the region of £600,000**

Nestled in a secluded and tranquil location, this charming two-bedroom semi-detached house offers breathtaking estuary views and the serene ambiance of coastal living. Perfectly positioned on the seafront, the property combines the peace of a hidden retreat with the convenience of being just a short stroll from the local train station. Enjoy the vibrant culture and historic charm of the iconic Old Town, or explore the bustling boutiques, cafes, and restaurants along Leigh-on-Sea Broadway. This unique home promises a lifestyle of relaxation and picturesque scenery, making it an ideal haven for those seeking both solitude and connectivity.



- INCREDIBLE ESTUARY VIEWS
- TWO DOUBLE BEDROOMS
- PRIME LOCATION
- STONES THROW FROM THE ICONIC OLD TOWN
- EASY ACCESS TO LEIGH-ON-SEA C2C TRAIN STATION
- MODERNLY REDESIGNED THROUGHOUT
- CHARACTER FEATURES
- STUNNING THREE PIECE BATHROOM
- UNIQUE
- SHORT WALK TO LEIGH BROADWAY OFFERING AN ARRAY OF AMENITIES



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**LOUNGE** 13' 1" x 12' 0" (3.99m x 3.66m) Smooth ceiling with pendant lighting, retained original floor boards, character fireplace with double glazed double doors leading to the garden with scenic estuary views.

**DINING ROOM** 14' 0" x 12' 0" (4.27m x 3.66m) Smooth ceiling with pendant lighting, retained original floor boards, feature window for natural lighting flooding into the lounge, double glazed window to front aspect, feature fitted cabinet unit, radiator.

**KITCHEN** 12' 1" x 6' 0" (3.68m x 1.83m) Smooth ceiling, pendant lighting, double glazed window to side aspect, cupboard and base units with composite work tops, one and half stainless steel sink with hot and cold mixer tap, four ring electric hob with oven and extractor unit, and space for dishwasher leading to utility and downstairs W/C

**UTILITY ROOM** 9' 1" x 8' 0" (2.77m x 2.44m) Smooth ceiling, pendant lighting, cast iron character radiator, double glazed window to front aspect and stone tiled flooring.

**DOWNSTAIRS W/C** Low level W/C, sink and hand basin with hot and cold mixer tap, rare marble tiled splash back and stone tiled flooring.

**BEDROOM ONE** 13' 1" x 12' 0" (3.99m x 3.66m) Smooth ceiling, pendant lighting, cast iron character radiator, fitted wardrobe storage, retained original floor boards, double glazed bay window with scenic estuary views.

**BEDROOM TWO** 9' 0" x 11' 0" (2.74m x 3.35m) Smooth ceiling, pendant lighting, fitted cupboard/wardrobe space, retained original floor boards, cast iron character radiator and double glazed window to front aspect.

**BATHROOM** 6' 0" x 9' 0" (1.83m x 2.74m) Smooth ceiling, pendant lighting, panelled bath with hot and cold mixer tap, hand held shower attachment, rare marble brick tiles throughout, character hand sink and basin with hot and cold tap with a low level W/C, heated towel rail and double glazed obscure window to front aspect.