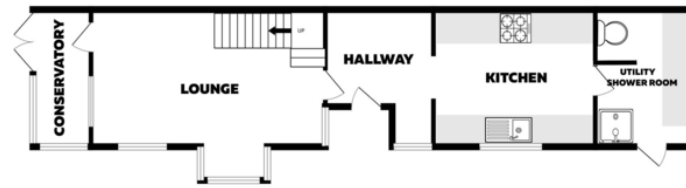


GROUND FLOOR



1ST FLOOR



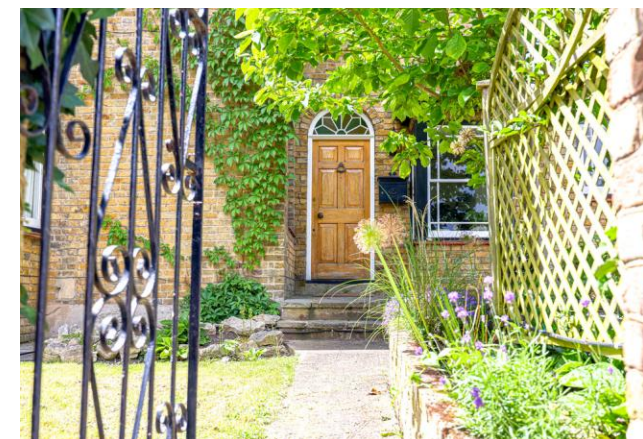
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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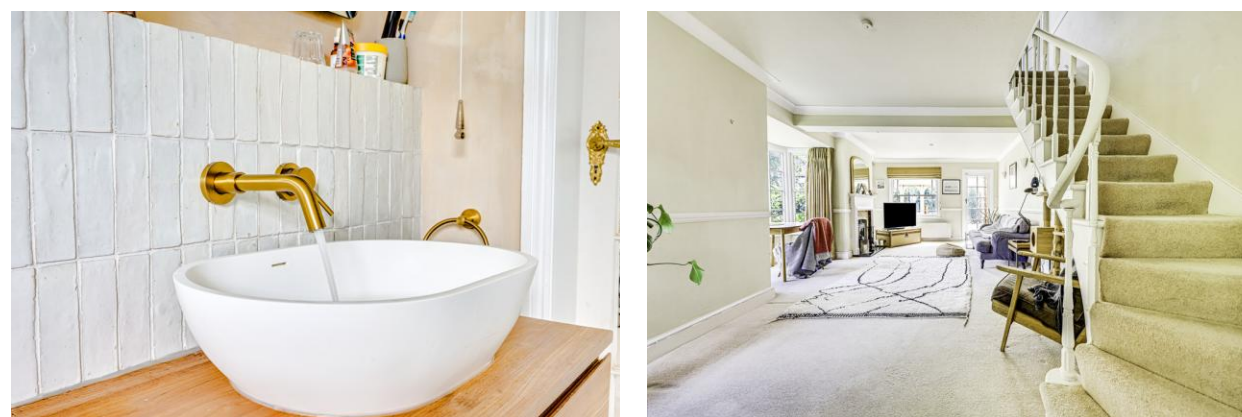


23 Queens Road, Leigh-on-Sea, SS9 1AZ
Guide Price £600,000

****GUIDE PRICE £600,000 - £650,000** **NO ONWARD CHAIN**** Situated in the heart of Leigh-on-Sea is this charming two-bedroom character home located moments away from the ever-popular Broadway. Standing on a corner plot, this unique home offers plenty of living space along with a stunning garden with a separate studio / perfect home office. The ground floor accommodation is comprised of a large lounge, spacious kitchen, separate utility / shower room, ground floor cloakroom and a delightful conservatory. To the first floor there are two double bedrooms with fitted wardrobes and a newly fitted four piece bathroom suite. Outside, the property benefits from a spectacular garden with flower and shrub borders as well as gated off-street parking. Located in Leigh, this home is a short walk from the local shops and restaurants, schools and two train stations – Chalkwell and Leigh on the C2C 40 min train services to London, making it the ideal home for the professional commuter.



- HEART OF LEIGH-ON-SEA
- CHARACTER PROPERTY
- CORNER PLOT
- TWO DOUBLE BEDROOMS
- LARGE LOUNGE
- NEWLY FITTED LUXURY BATHROOM SUITE
- STUNNING GARDEN
- OFF STREET PARKING
- MOMENTS AWAY FROM LEIGH BROADWAY
- NO ONWARD CHAIN



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BATHROOM 8' 10" x 6' 11" (2.69m x 2.11m) Windows to side and front aspect. Newly fitted white suite comprising of a walk in double shower cubicle with rainfall shower, freestanding bath, vanity style sink, concealed WC, heated towel rail, tiled flooring, part tiled walls.

FRONT / REAR GARDEN Stunning private garden with patio area and the remainder laid to lawn with flower and shrub borders and two outbuildings.

GATED OFF STREET PARKING Secured off street parking

ENTRANCE HALL 8' 11" x 6' 8" (2.72m x 2.03m) Wooden door to front aspect, power points, radiator and wooden flooring.

LOUNGE 22' 10" x 11' 2" (6.96m x 3.4m) Bay style window to front aspect, windows to front and side aspect, door to side aspect, carpeted flooring, power points, radiator, gas fireplace and stairs leading to first floor landing.

KITCHEN 10' 9" x 8' 11" (3.28m x 2.72m) Window to side aspect, range of eye and base units, roll edge worktop incorporating a 1.5 bowl and drainer sink with mixer tap, integrated fridge, double oven, tiled flooring and part tiled walls

UTILITY / SHOWER ROOM 8' 6" x 9' (2.59m x 2.74m) Wooden door to front aspect, window to side aspect, base level units, wooden worktop incorporating a single bowl and drainer sink with separate taps, tiled flooring, single shower and power points

GROUND FLOOR CLOAKROOM 3' 7" x 2' 8" (1.09m x 0.81m) Low level WC, tiled flooring and radiator.

FIRST FLOOR LANDING 2' 4" x 2' 2" (0.71m x 0.66m) Carpeted flooring and stairs leading from ground floor lounge.

BEDROOM ONE 12' 1" x 11' 6" (3.68m x 3.51m) Windows to front facing south with views over the Thames Estuary to Kent and one on side aspect. Radiator, power points and a built-in tailor-made wardrobe.

BEDROOM TWO 9' 9" x 9' 2" (2.97m x 2.79m) Window to front and side aspect, carpeted flooring, power points, radiator and built in wardrobes.