



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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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66 Cliffsea Grove, Leigh-on-Sea, SS9 1NQ

****GUIDE PRICE £675,000 - £700,000****
 Essex Countryside are delighted to offer this four bedroom superb semi-detached home situated in Leigh-on-Sea. The accommodation boasts a large lounge, stunning kitchen/diner and ground floor cloakroom. The first floor accommodation includes three good size bedrooms and a four piece family bathroom. The second floor includes a double bedroom with shower ensuite and eaves storage that can be turned into a small study. Outside the property benefits from an East facing rear garden with a summerhouse at the bottom.

Located in Leigh, this home is close to the highly popular Broadway, the old town as well as being near to Chalkwell station. Viewing highly recommended!

- SPACIOUS KITCHEN/DINER
- LARGE LOUNGE
- FOUR DOUBLE BEDROOMS
- ENSUITE TO BEDROOM FOUR
- SUMMER HOUSE/OFFICE
- GROUND FLOOR CLOAKROOM
- CLOSE TO LEIGH BROADWAY
- VIEWING HIGHLY RECOMMENDED





To view this property call us today **01702 719777**

ENTRANCE HALL 24' 2" x 4' 11" (7.372m x 1.502m)
Entrance door to front aspect, lead light window to front aspect, stairs leading to first floor landing, tiled flooring, radiator, under stairs cupboard and coving.

LOUNGE 23' 6" x 12' 7" (7.171m x 3.855m) Double glazed windows to front aspect, engineered oak flooring, radiator, coved ceiling, power points, tv point and log burner.

KITCHEN/DINER 17' 9" x 17' 7" (5.426m x 5.380m)
Double glazed bi-fold doors to rear aspect, double glazed window to rear aspect, skylight, base units with island, wooden worktops incorporating a 1.5 drainer sink with mixer tap, integrated fridge, integrated freezer, integrated washing machine, integrated tumble dryer, integrated dishwasher, four ring induction hob, integrated oven, integrated microwave, engineered oak flooring, power points, tv point, coved ceiling and radiator.

GROUND FLOOR CLOAKROOM 3' 1" x 5' 7" (0.956m x 1.727m) Low level WC, wall mounted sink with mixer tap and tiled flooring.

FIRST FLOOR LANDING 20' 6" x 5' 1" (6.254m x 1.567m)
Wooden flooring, stairs leading from ground floor entrance hall, power points and storage cupboard.

BEDROOM ONE 18' 1" x 11' 5" (5.531m x 3.498m)
Double glazed windows to front aspect, wooden flooring, radiator, power points and coved ceiling.

BEDROOM TWO 11' 11" x 11' 7" (3.643m x 3.556m)
Double glazed windows to side and rear aspect, wooden flooring, coved ceiling, radiator and power points.

BEDROOM THREE 12' 6" x 8' 3" (3.827m x 2.526m)
Double glazed window to rear aspect, coved ceiling, wooden flooring, radiator and power points.

BATHROOM 12' 7" x 11' 0" (3.844m x 3.36m) Double glazed window to side aspect, low level WC, vanity sink with mixer tap, free standing roll edge bath, single shower, radiator, tiled flooring, extractor and coved ceiling.

SECOND FLOOR LANDING 10' 0" x 5' 4" (3.069m x 1.644m) Wooden flooring and stairs leading from first floor landing.

BEDROOM FOUR 8' 11" x 14' 5" (2.722m x 4.400m)
Double glazed window to front aspect, wooden flooring, radiator and power points.

ENSUITE 8' 6" x 5' 7" (2.610m x 1.726m) Low level WC, wall mounted sink with mixer tap, single shower, radiator and tiled flooring.

STUDY/STORAGE 20' 6" x 5' 5" (6.252m x 1.657m)
Wooden flooring and power points.

REAR GARDEN East facing rear garden, commencing with wooden decking and the remainder laid with artificial grass, side access, outside taps and summer house.

SUMMER HOUSE/OFFICE 14' 0" x 7' 8" (4.289m x 2.344m) Double glazed french doors to front aspect, power and lighting.

FRONT GARDEN Brick built wall at the front of the property with paved path leading to entrance door.