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stone



Rectory Grove, SS9 2HE
3 Bedrooms
Terraced House
Offers Over £500,000

To arrange a viewing
call 01702 480 666

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FOR SALE

Rectory Grove, SS9 2HE

Offers Over £500,000

Ashleigh Stone are thrilled to offer this outstanding example of a turn of the century character three double bedroom family home. The house has been greatly improved by the current vendors and now comprises of open plan lounge/diner, a superb kitchen/diner, master bedroom with en suite shower room and a contemporary four piece bathroom suite. The property is situated in the heart of Leigh on Sea by Leigh Broadway shops, restaurants and bars, close to the mainline station, beach and Old Leigh seafront.

Hall

Front door, old school style radiator, laminate flooring, stairs rising to first floor and doors off.

Lounge/Diner 25' 10" x 10' 5" < 11'1" (7.87m x 3.18m < 3.38m)

Box bay window to front with Plantation shutters, double glazed window to rear, feature fireplace, cupboard, two old school style radiators, laminate flooring and door to cloakroom and kitchen.

Cloakroom

Low level WC, vanity wash hand basin and tiled flooring.

Kitchen/Breakfast Room 22' 5" x 9' 2" (6.83m x 2.79m)

Double glazed window to side, double glazed French doors to rear, modern white high gloss units, wooden work tops, inset sink drainer with mixer tap, cooker hood, integrated dishwasher, washing machine, fridge/freezer and tumble dryer. Double glazed window to side, seating area with old school style radiator and wood effect laminate flooring.

Landing

Radiator, cupboard and doors off.

Bedroom One 14' 2" x 13' 11" 8'6" (4.32m x 4.24m 2.59m)

Double glazed window to front with Plantation shutters, radiator, carpet and door to.

En Suite

Obscure double glazed window to front, tiled shower cubicle, pedestal wash hand basin, low level WC, chrome heated towel radiator and tiled flooring.

Bedroom Two 11' 3" x 8' 2" (3.43m x 2.49m)

Double glazed window to rear, radiator.

Bedroom Three 10' 9" x 9' 3" (3.28m x 2.82m)

Double glazed window to rear and radiator.

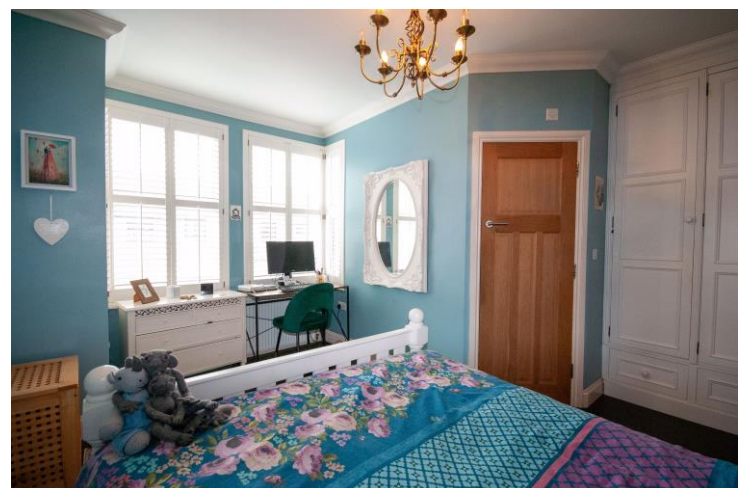
Bathroom

Obscure double glazed window to side, fantastic four piece bathroom suite comprising, bath with mixer tap, walk in shower cubicle, vanity wash hand basin, low level WC, tiled splash backs, chrome towel radiator and tiled flooring with under floor heating.

Rear Garden

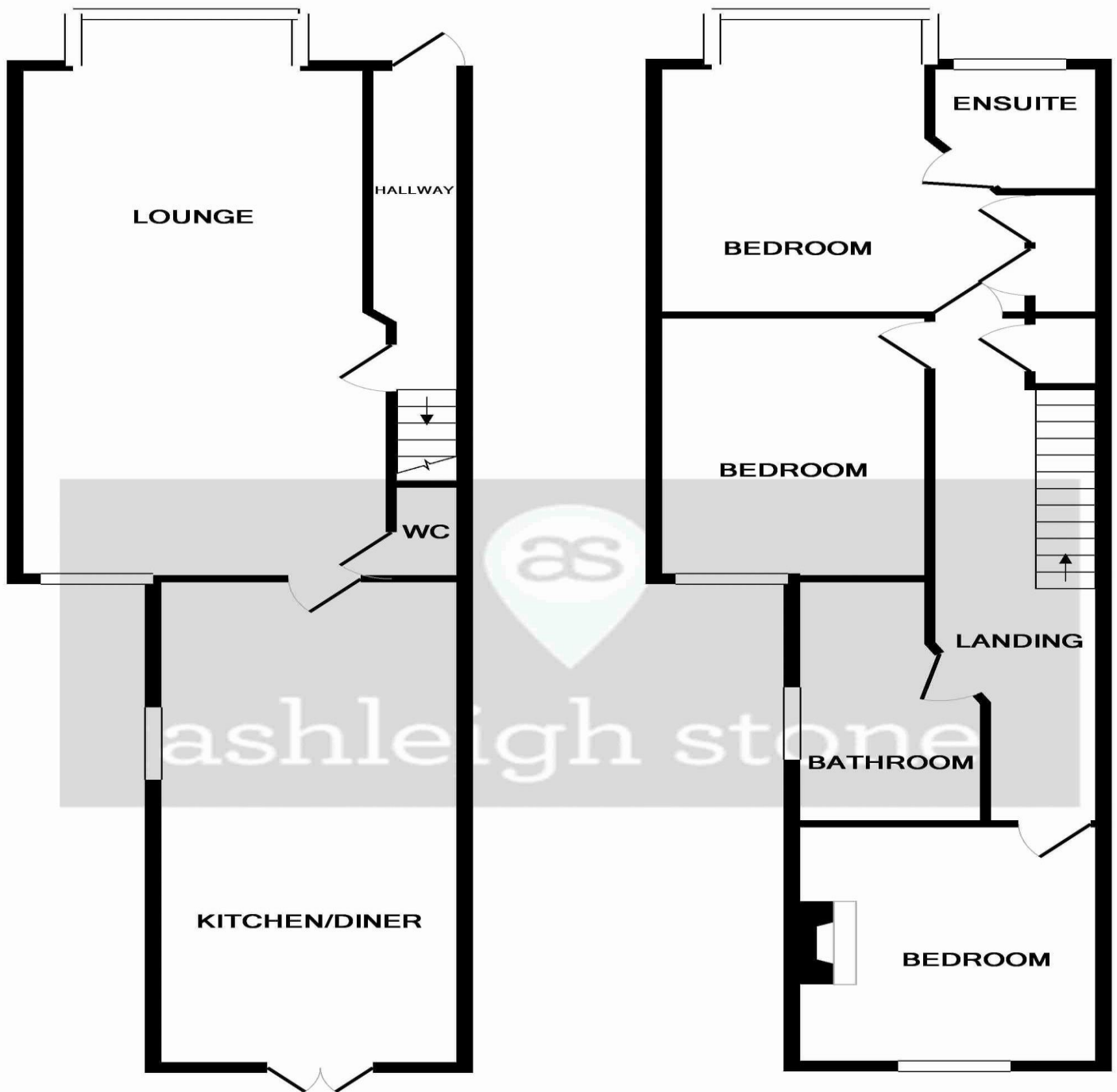
Decked area leading to garden laid to lawn, raised flowerbeds with sleepers and gate access to rear.

To arrange a viewing of this super property call 01702 480 666
or send us an email to property@ashleighstone.co.uk



3 DOUBLE BEDROOMS / CHARACTER TERRACED HOUSE / GREAT LOCATION

Floor plans



GROUND FLOOR
APPROX. FLOOR
AREA 533 SQ.FT.
(49.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 532 SQ.FT.
(49.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1065 SQ.FT. (98.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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