



Brown & Brand



Blenheim Crescent
Leigh-on-Sea, SS9 3DT

- Two Bedroom Detached Bungalow
- Fully refurbished to a high standard
- Close to local amenities
- Modern three-piece shower room

Guide Price £400,000 to £425,000





Property Description

GUIDE PRICE FROM £400,000 TO £425,000

Situated just moments from the vibrant Leigh Broadway and an array of local amenities, this beautifully refurbished two-bedroom detached bungalow offers effortless single-level living in a highly sought-after location. Thoughtfully updated throughout, the heart of the home is an impressive open-plan kitchen, dining, and living area, bathed in natural light and seamlessly flowing out to the private rear garden via elegant French doors-perfect for entertaining or unwinding in the fresh air. The property also features two well-proportioned bedrooms and a sleek, contemporary three-piece shower room, echoing the stylish, turnkey finish seen throughout. With no onward chain, this move-in-ready bungalow is a standout choice for downsizers, first-time buyers, or anyone looking for a tranquil home with easy access to Leigh's shops, cafés, transport links, and coastal walks.



ACCOMMODATION

Approached via side entrance with composite entrance door giving access to:

HALLWAY

Laminate flooring. Radiator. Smooth plastered ceiling with coving. Radiator. Door to:

BEDROOM ONE

13' 9" x 12' 9" (4.19m x 3.89m) Double glazed bay window to front. Fitted carpet. Radiator. Smooth plastered ceiling. Loft access.



BEDROOM TWO

9' 5" x 7' 7" (2.87m x 2.31m) Obscure double-glazed window to side. Radiator. Smooth plastered ceiling with coving.

SHOWER ROOM

Three-piece comprising large shower, cubicle with tall walls, vanity sink unit with mixer tap WC. tiled flooring.

Obscure window to side. Heated towel rails. Smooth plastered ceiling with spotlights.



OPEN PLAN LOUNGE/ KITCHEN/ DINER

19' 6" x 13' 9" (5.94m x 4.19m)

KITCHEN

Kitchen is beautifully fitted with shaker style units with work surfaces over incorporating sink unit with drainer and mix. Multiple cupboards fitted electric oven with four ring gas hob over and extractor fan above, tiled splash backs, Integrated fridge/ freezer, integrated dishwasher, cupboard housing boiler, cupboard housing electric meter, laminate flooring. Obscure double-glazed window to side, smooth plastered ceiling with inset spotlights and coving. Breakfast bar.

LOUNGE AREA

Laminate flooring double glaze French doors giving access to garden double glaze window to rear radiator smooth plastered ceiling with ceiling Rose.

REAR GARDEN

Garden has a large patio area with remainder light lawn. Privacy fencing, wooden shed, gated side access.



GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



Energy performance certificate (EPC)

32 Blenheim Crescent LEIGH-ON-SEA SS9 3DT	Energy rating D	Valid until: 23 January 2035 Certificate number: 8335-4029-4400-0584-6326
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Property type: Detached bungalow
Total floor area: 63 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



TOTAL FLOOR AREA : 432 sq.ft. (40.1 sq.m.) approx.

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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Material Information