



58 Rectory Grove



# 58 Rectory Grove Leigh-On-Sea Essex SS9 2HJ

Home Estate Agents are delighted to offer for sale, with no onward chain, this fantastic three bedroom end of terrace house which is located within the heart of Leigh-on-Sea - just a short stroll of the nearby Broadway, station and seafront.

The accommodation comprises; entrance porch, hallway, bathroom and an open-plan kitchen/lounge/diner to the ground floor with landing and three bedrooms to the first floor. There is excellent potential to extend into the roof to provide a fourth bedroom if required. Externally, this wonderful home is complimented by private frontage and a secluded rear garden.

The property is served by gas central heating and offers replacement double glazing as detailed.

Situated on Rectory Grove in Leigh-on-Sea, this superb end of terrace house boasts excellent location for all amenities which includes nearby seafront, schools and mainline railway station - serving London Fenchurch Street for commuters. Also within a short stroll is Leigh's fashionable Broadway and its array of bars, cafes, restaurants and popular boutiques.



Available with no onward chain, we strongly recommend internal viewings to avoid missing out.

## Entrance Porch

Tiled walls, down lights, entrance door to front. Door into:

## Hall

Tiled flooring, radiator, coved cornice, down lights, stairs leading to first floor. Door to:

## Open Plan Lounge/Kitchen/Diner

### Lounge Area 13'0 into bay x 11'0

Wood effect laminate flooring, two radiators, wall mounted lighting, down lights, coved cornice, ceiling light with fan, double glazed bay window to front with fitted contemporary shutters.





**Dining Area** 11'6 x 11'4

Wood effect laminate flooring, radiator, down lights, door leading to garden. Opening into:

**Kitchen Area** 11'3 x 8'0

Tiled flooring, Quartz worksurfaces with fitted wall and base units, AEG oven and Bosch microwave, integrated five burner SMEG gas hob with down lights above, exposed brick wall, space for American fridge freezer and washing machine, bowl sink with drainer and taps, double glazed window to side, understairs storage cupboard. Door into:

**Shower/Utility Room**

Tiled flooring and walls, walk in shower cubicle, wash hand basin with mixer tap, vanity unit, wooden worksurfaces and wall mounted



mirrored cabinet, down lights, space for washing machine, WC, wall mounted radiator, double glazed opaque window to side, down lights, extractor.

**First Floor Landing**

Loft access (large loft with potential to extend - subject to planning permission) , fitted carpet, coved cornice, down lights. Doors to:

**Bedroom One** 14'4 x 13'1 into bay

Fitted carpet, picture rail, ceiling light with fan, radiator, double glazed window to front with shutters and double glazed bay window to front also with shutters.

**Bedroom Two** 11'7 x 8'10

Fitted carpet, radiator, down lights, double glazed window to rear with fitted blinds.

**Bedroom Three** 10'6 x 8'6

Fitted carpet, radiator, down lights, shelving, double glazed opaque window to rear with fitted blinds.

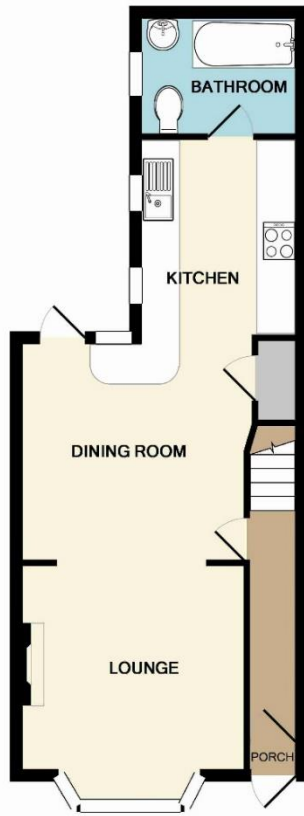
**Externally**

**Frontage**

Private entrance garden with pathway leading to property.

**Rear Garden**

Private rear garden with decking, lawn, shed, external power and lighting, shrubs, seating area.



GROUND FLOOR



1ST FLOOR

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Price: £499,950 Freehold

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