



HAZEL BANK

MOSS BANK

16

16 Queens Road

16 Queens Road Leigh-on-Sea Essex SS9 1BA

Home Estate Agents are delighted to offer for sale this fabulous two bedroom semi-detached fisherman's cottage which is positioned within the very heart of Leigh-on-Sea and provides views towards the Thames Estuary.

The accommodation comprises; entrance porch, lounge, dining room, open kitchen/breakfast room and a shower room to the ground floor with landing, two bedrooms and a bathroom completing the first floor. Externally, this excellent residence is complimented by private frontage and a south facing rear garden with versatile outbuilding (currently being used as an art studio).

The property is served by a mixture of underfloor and gas central heating and offers a blend of original wooden framed sash windows with double glazing as detailed.



Situated on Queens Road in Leigh-on-Sea, this wonderful home is just a short stroll from all amenities which includes nearby schools, parks, Old Town, seafront and mainline railway station - serving London Fenchurch Street for commuters. Also within walking distance is Leigh's fashionable and vibrant Broadway with its array of bars, cafés, restaurants and popular boutiques.

With plenty of charm and character, we strongly recommend internal viewings to avoid missing out.

Entrance Porch

Entrance door to front, Engineered oak flooring, wooden framed surrounding windows, wall mounted light. Further entrance door into:

Lounge 12'0 x 11'5

Engineered oak flooring, radiator, wood burner, two wall mounted lights, coved cornice, ceiling light, original wooden framed Sash windows to front with fitted contemporary Plantation shutters. Folding doors leading to:

Dining Area 12'0 max x 9'2 min x 11'1

Engineered wooden flooring, radiator, understairs storage, stairs leading to first floor, coved cornice, ceiling light, glass



balustrade. Opening into:

Kitchen Breakfast Room 24'7 x 12'0 max x 6'11 min
 Luxury vinyl tiled flooring with underfloor heating, wooden worksurfaces with fitted contemporary gloss wall and base units, integrated microwave, washing machine and slimline dishwasher, inset one and a quarter Franke stainless steel bowl sink with drainer and taps, Belling Range cooker with five burner gas hob, built in larder cupboard, space for fridge freezer, part tiled walls, double glazed Velux Skylight window, ceiling light, double glazed window to side, double glazed window to rear with fitted blinds, double glazed door leading to garden, further ceiling light. Folding doors to:



Shower Room

Luxury vinyl tiled flooring, heated towel rail, WC, wash hand basin with mixer tap and vanity unit, tiled splashbacks, part tiled walls, shower cubicle with overhead shower, shower attachment and mixer tap, WC, extractor, down lights, double glazed obscure window to rear.

First Floor Landing

Fitted carpet, coved cornice, down light, loft access. Doors into:

Bedroom One

12'0 x 11'5
 Fitted carpet, two original wooden framed Sash windows to front with fitted Roman blinds, built in wardrobes either side of recess, picture rail, coved cornice, ceiling light, two radiators.

Bedroom Two

9'0 x 6'11 plus 4'6 x 2'8
 Fitted carpet, built in wardrobes and storage over the stairs, coved cornice, down light and ceiling light, double glazed Sash windows to side and rear with views looking towards the estuary with fitted roller blinds, radiator

Bathroom

Luxury vinyl tiled flooring, heated towel rail, wash hand basin with mixer tap and vanity unit, tiled splashbacks, wall mounted mirrored cabinet, WC, bath with taps and shower attachment, tiled splashbacks, coved cornice, down lights,

extractor, double glazed Sash windows to rear with fitted roller blinds.

Externally

Frontage

Victorian style pathway, brick wall, shrubs and stones leading to the property.

Rear Garden

South facing rear garden with paved patio, stones, shrubs, flower beds, outside shed, outside tap and lighting.

Studio/Office

Power and lighting, laminate flooring, double glazed windows, door and double glazed Velux window.







Price £530,000 Freehold

HOME - The Estate Agent of Leigh
 The Old Bank, 26 Broadway, Leigh-on-Sea, Essex, SS9 1AW. Tel: 01702 480033

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.