



home.

OFFERS OVER

**£475,000**

**Leigh Hill Close**

Leigh-On-Sea, SS9 2DJ

## PROPERTY SUMMARY

Home Estate Agents are privileged to offer for sale this fantastic two bedroom terraced house situated in a quiet residential close, the area is ideal for commuters to the city with Leigh Station being within only a short distance away whilst also being perfectly placed for a walk over into the old town or up to the bustling Broadway. The property enjoys a wonderful vista over the Estuary as well as further benefiting from a large double garage and additional visitor parking bays.

2



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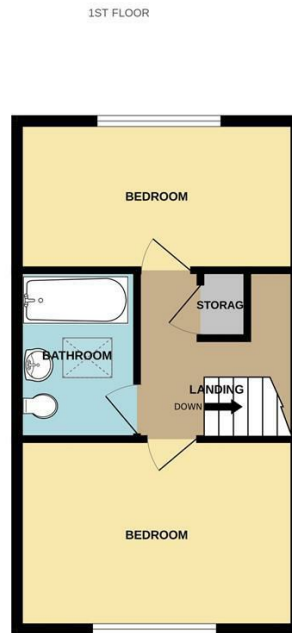
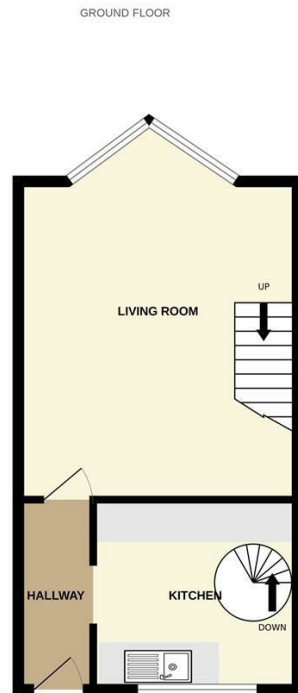
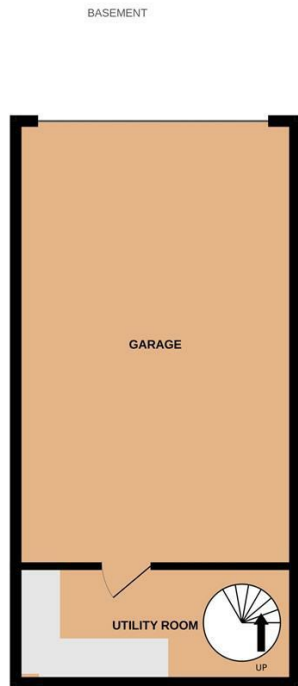
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## LOCAL AUTHORITY

## TENURE

Freehold

## COUNCIL TAX BAND

E

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

home.

## OFFICE ADDRESS

The Old Bank  
26 Broadway  
Leigh on Sea  
Essex  
SS9 1AN

## OFFICE DETAILS

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