



6
VICTORIA ROAD

LINDEN GROVE

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6 Victoria Road Leigh-on-Sea Essex SS9 1AU

Situated in one of Leigh's most sought after turnings, sandwiched between Cliff Parade and the hustle and bustle of the Broadway is this beautiful two bedroom Victorian terrace which boasts a west backing rear garden.

The accommodation comprises; spacious entrance hall, a large through lounge with French doors opening to the rear garden plus a luxury fitted kitchen/diner again with access to the rear garden, whilst to the first floor there are two well appointed double bedrooms which are both complimented by a luxury four piece bathroom suite.

Externally the property benefits from a superb west backing rear garden with patio area and a small court yard front garden.



Situated in the sought after Victoria Road, the fashionable Leigh Broadway with its wide array of restaurants, wine bars, cafés and boutiques are all close at hand and as is access to Leigh and Chalkwell railway stations, giving direct access to London Fenchurch Street.

Accommodation Comprises

The property is approached via part glazed entrance door leading to:

Entrance Hall 22'9 x 5'6

A grand and welcoming hall with wooden flooring, stairs leading to the first floor landing with under stairs storage cupboard, coved cornice to smooth plastered ceiling with inset spotlighting, power points, radiator, doors to accommodation off.

Lounge & Dining Room 26'3 x 12' > 10'2

A fabulous through room with double glazed sash bay window to front aspect with fitted plantation shutters, wood



microwave, further range of matching eye level wall mounted units with integrated wine rack and frosted glass display cabinets, washing machine, dishwasher and fridge/freezer, tiled flooring, power points, coved and smooth plastered ceiling with inset spotlighting, radiator.

First Floor Landing 15'7 x 5'3

A great size landing which is carpeted, access to loft space, radiator, doors to accommodation off.

Bedroom One 16' x 13'11

Double glazed sash bay window to front aspect with estuary views, newly fitted carpet, power points, coved and smooth plastered ceiling with inset spotlighting, further double glazed window to front with matching shutters, radiator.

Bedroom Two 12' x 10'2

Sash window to rear aspect, newly fitted carpet, power points, smooth plastered ceiling, radiator.

Bathroom 10'11 (max) x 8'7

Two obscure glazed windows to rear and side aspect, modern four piece white suite comprising; floor standing bath with mixer tap, low level WC, wash hand basin with mixer tap and vanity unit beneath, fully tiled shower cubicle, tiled flooring, fully tiled to surrounding walls, built-in airing cupboard housing hot water tank, smooth plastered ceiling with inset spotlighting, heated towel rail.



flooring, power points, television point, feature fireplace with cast iron insert and attractive wooden surround, coved cornice to smooth plastered ceiling with inset spotlighting, two radiators, double glazed window and door to rear aspect leading to the rear garden, further door to kitchen.

Kitchen/Breakfast Room 22'11 x 9'11

Another wonderful room with double glazed window to side aspect with adjacent door to garden, further double glazed window to rear aspect. The kitchen is fitted to include a single drainer sink unit with mixer tap, inset into a range of roll edge work surfaces which continue to the expanse of most walls with cupboards and drawers beneath, integrated double oven and five ring gas hob with extractor hood above, integrated

Externally

Rear Garden

The property benefits from a west backing rear garden which commences with an attractive paved patio area to the immediate rear which leads round to the side return with raised beds, while the remainder of the garden is laid to lawn with inset herbaceous borders, garden shed to remain, outside lighting and water tap.

Front Garden

Which is mainly paved with brick retaining wall and gate.









Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, floors 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.
Holewells (UK) Ltd 2021



Guide Price £600,000 Freehold

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