



Violet Bank, 18 Hillside Road

18 Hillside Road Leigh-on-Sea Essex SS9 3QF

Home Estate Agents are very excited to offer for sale 'Violet Bank', an incredible three bedroom semi detached character house, situated in a rare and extremely sought after position, just off Leigh Park Road and affording some beautiful estuary views and off street parking.

The accommodation comprises; entrance hall, south facing lounge, separate dining room which leads through to a gorgeous fitted kitchen/breakfast room, whilst to the first floor there is a spacious bathroom, two large double bedrooms - the master with estuary views and a further second floor bedroom/office, again with beautiful estuary views.



Situated on Hillside Road, Leigh On Sea, this rarely available property is perfectly located for Leigh Old Town as well as being within walking distance to Leigh Broadway and its shops, bars, restaurants and boutiques. Leigh Beach and mainline railway station are also within walking distance.

Accommodation Comprises

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

Entrance Hall 11'1 x 3'1

Split level hall with stairs with carpet runner leading to the first floor landing, carpeted, dado rail, smooth plastered ceiling, doors to:

Lounge/Ground Floor Bedroom 12'10 (into bay) x 10'2

Double glazed sash bay window to front aspect with estuary views, carpeted, vertical radiator.



slim line dishwasher, integrated eye level microwave oven, appliance space and plumbing for washing machine and fridge/freezer, smooth plastered ceiling, tiled flooring, radiator, barn style door to garden.

First Floor Split Level Landing 17'3 x 5'1

Carpeted, spiral stairs to the second floor, radiator, doors to:

Master Bedroom/Living Room 13'11 x 12'6 (into bay)

Double glazed sash bay window to front aspect with estuary views, carpeted, feature fireplace with stone surround and inset gas coal effect fire, further sash window to front, twin bespoke fitted alcove storage units, radiator. Feature fireplace, double glazed sash bay window to front, radiator.

Bedroom Two 11'3 x 8'4

Sash window to rear aspect, carpeted, cast iron fireplace, radiator.

Bathroom 9'11 x 9'3

Sash window to rear aspect, modern four piece suite comprising; claw footed roll top bath with mixer tap and



Dining Room 11'1 x 10'1

Sash window to rear aspect, carpeted, feature cast iron fireplace with tiled hearth, picture rail, radiator, steps up to:

Kitchen/Breakfast Room 16'3 x 11'9 (into bay)

Sash bay window to side aspect and further window to rear. The kitchen is fitted to include a modern double sink unit with mixer tap, inset into a range of roll edge work surfaces with cupboards and drawers beneath, range cooker with extractor hood above, further range of matching eye level wall mounted units, integrated

shower attachment, high level WC, fully tiled shower cubicle, wash hand basin with mixer tap and vanity unit, tiled flooring, smooth plastered ceiling, half tiled to surrounding walls, heated towel rail.

Walk-In-Closet 6'3 x 4'5

Fitted with ample hanging and storage space, laminate flooring.

Guest Cloakroom 4'4 x 3'8

Double glazed obscure window to side aspect, low level WC, wash hand basin with mixer tap and vanity unit, tiled flooring, heated towel rail.



Second Floor Bedroom Three/Office 14'2 (min) x 10'6 (min)

Velux window to front aspect with estuary views, carpeted and storage space.

Externally

Front Garden

Off street parking for two vehicles.

Rear Garden

The property benefits from a beautiful rear garden with a wonderful patio area which offers gorgeous estuary views, outside lighting, shed, side access and rear pedestrian access which leads up through to The Terrace, via Church Hill.



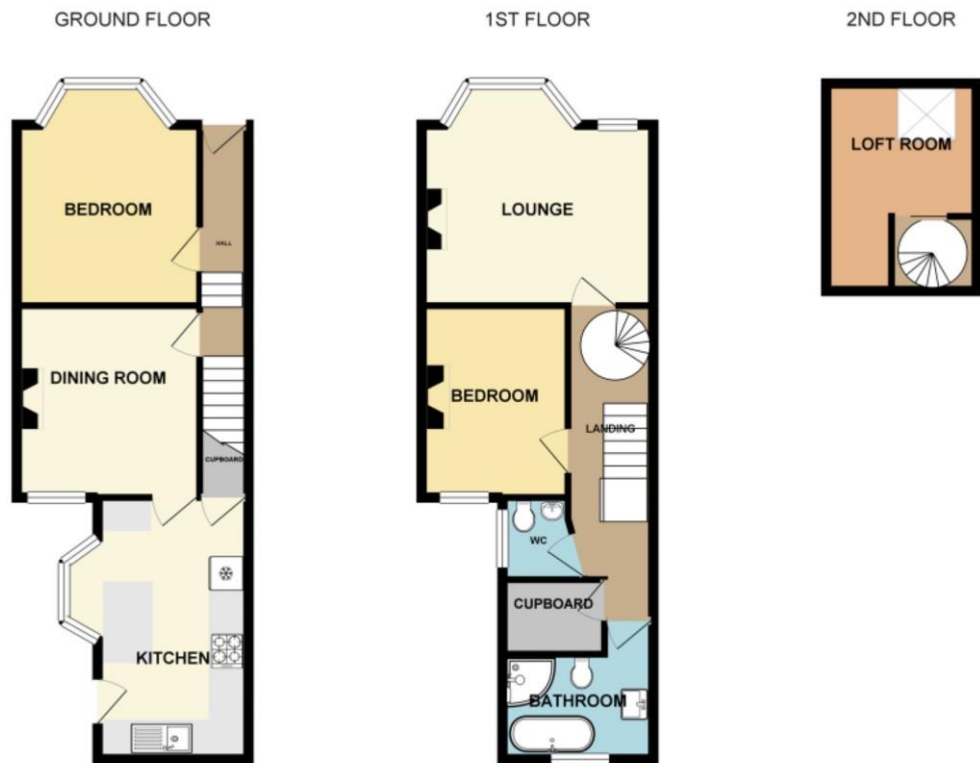












Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as 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.
Made with floorplan 030324



Price £755,000 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.