

home.

OFFERS IN EXCESS OF

£725,000

Hillside Road, Leigh-On-Sea

Violet Bank, 18 Hillside Road, Leigh-On-Sea, SS9 2DT



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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.

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 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 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.

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.

Agents Note

Please note the vendors advise the front bay window to the property was underpinned in 1993.





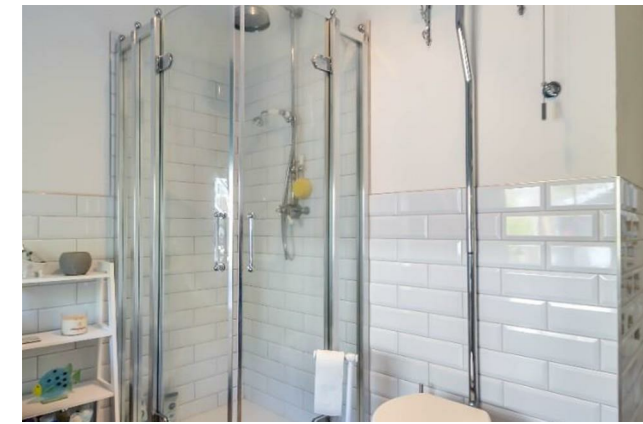
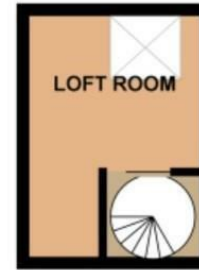
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt 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.
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Offers In Excess Of £725,000 Freehold

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LOCAL AUTHORITY

COUNCIL TAX BAND
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TENURE
Freehold

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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

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.