



REDCLI

45 Queens Road

# 45 Queens Road Leigh-On-Sea Essex SS9 1AZ

Home Estate Agents are excited to offer for sale this pretty three bedroom character house, situated in the heart of Leigh on Sea, just off the Broadway and which is being offered with no onward chain.

The accommodation comprises; entrance hall, a spacious through lounge & dining room, a separate modern fitted kitchen with French doors leading to the rear garden, whilst to the first floor there are three well appointed bedrooms and a modern bathroom suite.

Externally there are both front and rear gardens with a dropped curb to the side in Redcliff Drive, providing off street parking for one vehicle.



Situated in Queens Road, Leigh On Sea, this charming character property is perfectly located for the Broadway and its extensive range of shops, bars, restaurants and boutiques as well as being within a short walk of Chalkwell Station, giving direct access to London Fenchurch Street.

## Accommodation Comprises

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

### Entrance Hall 11'11 x 2'11

With wood laminate flooring, picture rail, smooth plastered ceiling, open plan to the living space.

### Lounge/Dining Room 24'2 x 13'3 (reducing to 10'1)

Sash windows to front and rear aspects, wood laminate flooring, picture rail, smooth plastered ceiling, feature fireplace with attractive surround and tiled hearth, stairs leading to the first floor landing with under stairs storage cupboard, four wall light points, two radiators, door to kitchen.



#### **Kitchen 16'6 x 9'2**

Sash window to side aspect and double glazed French doors to the rear garden. The kitchen is fitted to include a stainless steel sink unit with mixer tap, inset into a range of roll edge work surfaces with cupboards and drawers beneath, built-in oven and hob, further range of matching eye level wall mounted units, integrated washing machine and dishwasher, radiator.

#### **First Floor Landing 18'3 x 4'10**

Built-in storage cupboard, smooth plastered ceiling, carpeted, doors to:



#### **Bedroom One 13'6 x 11'6**

Sash windows to front aspect with sea glimpses, carpeted, smooth plastered ceiling, picture rail, radiator.

#### **Bedroom Two 11'6 x 7'10**

Sash window to rear aspect, carpeted, smooth plastered ceiling, picture rail, feature cast iron effect fireplace, radiator.

#### **Bedroom Three 10'1 x 7'8**

Sash window to rear aspect, carpeted, access to loft space, picture rail, radiator.

#### **Bathroom 8'6 x 4'11**

Sash window to side aspect, three piece suite comprising; bath with mixer tap, low level WC, pedestal wash hand basin with mixer tap, smooth plastered ceiling with inset spotlighting, heated towel rail.

#### **Externally**

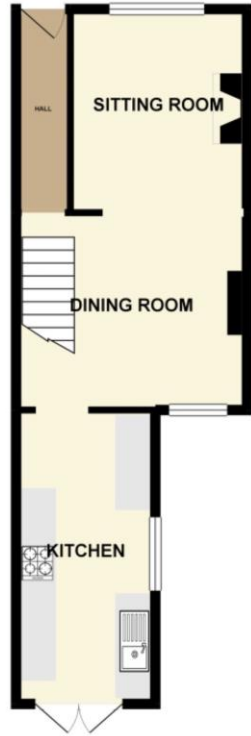
##### **Rear Garden**

The property benefits from a cottage style rear garden commencing with a paved patio area to the immediate rear with the remainder being laid with decking, providing a great space for outside dining and entertaining.

##### **Parking Facilities**

The property benefits from a dropped curb to the side in Redcliff Drive, which can provide off street parking for one vehicle.

GROUND FLOOR



1ST FLOOR



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Made with Floorplan 8/2018



Price £575,000 Freehold

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