



49 Leighville Grove

49 Leighville Grove Leigh-On-Sea Essex SS9 2HU

Home Estate Agents are excited to welcome you to Leighville Grove, a charming location in Leigh-On-Sea, SS9, where an exciting opportunity awaits you! This delightful semi-detached house offers a large but cosy living space, perfect for those seeking a lovely home in a central Leigh location.

The accommodation, which is arranged over two floors comprises of open plan lounge/diner, kitchen and modern bathroom to the ground floor with landing and two bedrooms to the first floor with outside gardens to the front and private low maintenance west facing garden to the rear.

The property also benefits from radiator heating served by gas boiler which is further enhanced by the underfloor heating to the ground floor along with the log burning stove to the lounge which is further complimented by double glazing throughout.



The house itself exudes character and warmth, with its traditional architecture and inviting atmosphere. The interior is well-maintained and offers a lovely space to make your own, whether you're relaxing in the living room, preparing meals in the kitchen, or unwinding in the peaceful bedrooms.

Outside, you'll find a charming garden where you can enjoy the fresh air and perhaps cultivate your green thumb. Imagine hosting summer barbecues or simply basking in the sunshine in your own private outdoor oasis.

The cottage is situated a short distance from Leigh's sought after and bustling Broadway with its shops, bars and

restaurant's while Marine Parade, Mainline Railway Station and the Old Town are also within easy reach.

Don't miss out on this fantastic opportunity to own a piece of Leighville Grove. Whether you're looking to start a new chapter or invest in a promising property, this semi-detached house is sure to capture your heart. Book a viewing today and envision the possibilities that await you in this lovely home.

Accommodation Comprises:

Entrance

Covered entrance porch to part opaque double glazed lead light composite entrance door to:



Lounge/Diner 25'1 x 11'10

Wood effect flooring, double glazed bay window to front and double glazed window to rear both with shutters, feature log burner, stairs leading to first floor with understairs storage cupboard, two ceiling lights, radiator. Door to:

Kitchen 8'0 x 6'11

Wood effect flooring, double glazed window and door both to side, range of wall and base units with complimentary worksurfaces, sink with drainer and mixer tap, tiled splashbacks, oven with gas hob and extractor over, space for fridge freezer, ceiling lights. Door to:



Bathroom

Tiled flooring, double glazed obscure window to rear and side, rolled edge claw foot bath with taps, shower cubicle, wash hand basin with mixer taps and vanity unit, WC, spotlights, heated towel rail.

First Floor Landing

Access to loft space, doors to:

Bedroom One 11'10 x 11'3

Wood effect flooring, two double glazed windows to front with shutters, ceiling light, radiator.

Bedroom Two 11'4 x 9'3

Wood effect flooring, double glazed window to rear with shutters, coved cornice, feature fireplace, ceiling light, radiator.

Externally

Frontage

Pretty front garden with railings and gate, slate tiled floor, pedestrian side access leading to the west facing rear garden.

Rear Garden

West facing rear garden commencing with decking, stone patio with the remainder being laid with artificial grass, two sheds, wall light, external power socket and tap, side access.



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Price: £429,950 Freehold

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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