



19 Leighville Grove



# 19 Leighville Grove Leigh-on-Sea Essex SS9 2HU

Home Of Leigh are excited to offer for sale this charming three bedroom semi detached character cottage, situated just off Rectory Grove and therefore within easy reach of Leigh Broadway, the beach and mainline railway station giving access to London Fenchurch Street.

The accommodation comprises; spacious through lounge & dining room, a separate fitted kitchen and ground floor bathroom/utility room combined, whilst to the first floor there are three well appointed bedrooms.



Externally the property boasts a fabulous west backing rear garden.

Situated in Leighville Grove and within easy reach of Leigh's bustling Broadway with its shops, bars and restaurants, whilst schools for all ages are all close by. We highly recommend viewing this property.

## Accommodation Comprises

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

## Lounge & Dining Room 24'5 x 11'10 (max)

Double glazed bay window to front aspect, wood flooring, smooth plastered ceiling, stairs leading to the first floor landing with under stairs storage cupboard, feature cast iron fireplace with tiled hearth, two radiators, double glazed door to garden, access to:





**Ground Floor Bathroom** 7'11 x 5'11

Double glazed obscure window to rear aspect, modern three piece suite comprising; panelled bath with mixer tap and shower over, low level WC, wash hand basin with mixer tap, appliance space and plumbing for washing machine and drier, radiator.

**First Floor Landing**

Which is carpeted, doors to:

**Bedroom One** 1'11 x 10'11

Double glazed window to front aspect, wood flooring, picture rail, radiator.

**Bedroom Two** 11'9 x 9'1

Double glazed window to rear aspect, carpeted, radiator, door to:

**Bedroom Three** 9'2 x 7'2

Double glazed window to rear aspect, carpeted, radiator.



**Kitchen** 9'1 x 7'4

Double glazed window to side aspect with plantation shutters, the kitchen is fitted to include a one and a quarter bowl sink unit with mixer tap, inset into a range of roll edge work surfaces with cupboards and drawers beneath, built-in oven and hob with extractor hood above, further range of matching eye level wall mounted units, integrated dishwasher, barn style door to side, door to bathroom.



## Externally

### Rear Garden

The property benefits from a wonderful west backing rear garden commencing with a paved patio to the immediate rear with the remainder being laid to lawn with summer house to remain and side access to the front.











## Offers Over £475,000 Freehold

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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.