



89 Crescent Road

89 Crescent Road Leigh-On-Sea Essex SS9 2PG

Home Estate Agents are privileged with instruction to offer for sale this fabulous four bedroom semi-detached house positioned within the desirable 'Marine Estate' in Leigh-on-Sea. This wonderful family home boasts almost 1,700 sq ft of accommodation which includes a stunning open-plan contemporary kitchen/family room. The property is complemented externally by off street parking to front and a private west facing garden to rear.

The accommodation comprises; large entrance hallway, cloakroom, living room, utility and a super open-plan contemporary kitchen/family room to the ground floor with landing, four bedrooms, en suite and bathroom completing the first. Externally, this immaculately presented residence features off street parking to front and a private west facing garden to rear.

The property is served by gas central heating and offers replacement double glazing where mentioned.

Situated on Crescent Road, within the sought after 'Marine Estate' in Leigh-on-Sea, this fantastic house is just a short stroll from nearby amenities which includes the seafront and mainline railway station. Also within walking distance is Leigh's fashionable Broadway and its



array of bars, cafés, restaurants and popular boutiques. For buyers interested in schooling, the property is within catchment of West Leigh Junior and Infant Schools.

With excellent condition throughout and sizeable living accommodation, we strongly recommend internal viewings to avoid any disappointment.

Entrance

Entrance door to front into:

Hallway 16'4 x 9'2

Tiled flooring, radiator, picture rail, coved cornice, ceiling rose with light, stairs rising to first floor, storage cupboard, original lead light opaque windows to side and front.

Lounge 15'3 x 14'2

Wood effect laminate flooring, picture rail, coved cornice, ceiling light, radiator, feature exposed brick wall and open cast iron fireplace, double glazed boxed bay window to front with fitted shutters.





Open Plan Kitchen Family Room 24'7 x 23'11

Wood effect laminate flooring with underfloor heating, open fireplace with marble surround, a range of lighting with down lights, three hanging ceiling lights plus a further ceiling light, double glazed Skylight Lantern window to ceiling, double glazed Aluminium bi-folding windows to rear and double glazed Aluminium bi-folding doors to rear, Leicht Kitchen with Quartz work surfaces with fitted wall and base units and matching contemporary island, integrated appliances including; Bora four ring induction hob with integrated extractor, Siemens freezer, Siemens fridge and a further Siemens freezer, double Siemens electric oven, dishwasher and wine cooler, inset one and a half sink with drainer and mixer tap.



Utility Room 5'7 x 5'1

Wood effect laminate flooring, extractor, down lights, boiler, space for washing machine and tumble dryer, double glazed window to side.

Cloakroom 4'9 x 2'6

Tiled flooring and walls, down light, wash hand basin with mixer tap, WC, double glazed opaque window to side.

First Floor Landing 17'10 (max) x 10'10 (max)

Fitted carpet, picture rail, loft access, two ceiling lights, radiator, original lead light window to side. Doors into:

Bedroom One 15'3 x 14'2

Fitted carpet, radiator, picture rail, coved cornice, ceiling light, double glazed lead light boxed bay window to front with fitted contemporary shutters.

Bedroom Two 13'6 x 12'7

Fitted carpet, radiator, picture rail, coved cornice, ceiling light, double glazed window to rear with fitted contemporary shutters.

Bedroom Three 12'5 (max) x 10'6

Fitted carpet, radiator, double glazed window to rear with fitted contemporary shutters, picture rail, ceiling light. Door to:

En-Suite 7'8 x 2'11

Tiled flooring and part tiled walls, WC, wash hand basin with mixer tap and vanity unit, walk in shower cubicle, ceiling light, extractor, double glazed opaque window to side.

Bedroom Four 10'6 (into bay) x 9'3

Laminate flooring, radiator, picture rail, ceiling light, double glazed lead light bay window to front with fitted contemporary shutters.

Family Bathroom 8'10 x 7'8

Tiled flooring and walls, ceiling light, extractor, double glazed opaque window to side, bath with mixer tap, walk in double shower cubicle, wash hand basin with mixer tap and vanity unit, wall mounted mirror, heated towel rail, WC.

Externally

Frontage

Front garden with off street parking for two/three cars, shrubs, side access leading to west facing rear garden.





GROUND FLOOR
900 sq.ft. approx.



1ST FLOOR
778 sq.ft. approx.



TOTAL FLOOR AREA : 1679 sq.ft. approx.
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Offers Over £899,995 Freehold

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	57	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.