



12 Harley Street

12 Harley Street Leigh-On-Sea Essex SS9 2NJ

Home Of Leigh are excited to offer for sale this surprisingly spacious four bedroom detached character house, situated in the heart of the Marine Estate and within the West Leigh School catchment. Whilst the property requires modernisation throughout, it does offer very spacious and well proportioned rooms to both the ground and first floors along with huge potential for further extending and development.

The accommodation comprises; grand entrance hall, guest cloakroom, two large and separate living rooms plus a good size kitchen and separate utility area, whilst to the first floor there are four bedrooms and a bathroom with separate cloakroom.

Externally the property stands on a generous sized plot with front garden, driveway and garage, whilst to the rear there is a great size east backing rear garden.



Situated on the highly desirable Marine Estate just off Marine Parade, falling within catchment of the well regarded West Leigh school and ideal for commuting to the city with Leigh station being within convenient walking distance. The fashionable Broadway with its wide array of restaurants, cafes and boutiques is also close by.

Accommodation Comprises

Double glazed entrance door leading to:

Entrance Porch 12'9 x 3'1

Double glazed windows to front aspect, tiled flooring, further solid wood door leading to:

Entrance Hall 17'3 < 8'2 x 11'2

A great sized entrance hall with lead light window to side aspect, stairs leading to first floor accommodation, carpeted, picture rail, feature wood panelling to ceiling, radiator. Doors to:

Ground Floor Cloakroom 7'5 x 3'3

Obscure glazed window to side aspect, low level WC, wall mounted wash hand basin, understairs storage cupboard, radiator.



Lounge 17'9 into bay x 14'1

A great sized west facing main reception room with double glazed window to front aspect, carpeted, feature brick built fireplace with open fire and tiled hearth, coved cornice to ceilings with feature mouldings and central ceiling rose, radiator.

Separate Dining Room 14'8 x 14'1

Double glazed patio doors to rear aspect giving access to the garden, carpeted, coved cornice to ceiling with feature mouldings, additional lead light window to side aspect, brick built fireplace with inset gas fire, radiator.

Kitchen 13'1 x 11'6

Double glazed window to rear aspect, stainless steel single drainer sink unit inset into a range of worksurfaces with cupboards and drawers beneath, matching range of eye level wall mounted units,



space for cooker, fridge and freezer, radiator. Access to:

Utility Area 5'4 x 4'1

Obscure glazed windows to rear and side aspect, stainless steel sink unit with cupboard under, appliance space for washing machine, double glazed door to garden.

First Floor Landing 12'1 x 4'1

Feature glazed lead light window to side aspect, carpeted, access to loft space. Doors to:

Bedroom One 17'5 x 12'2

Double glazed lead light bay window to front aspect, carpeted, extensive range of fitted floor to ceiling wardrobes to the expanse of one wall with central dressing table, two wall light points, radiator.

Bedroom Two 14'1 x 12'3

Double glazed window to rear aspect, carpeted, built in storage cupboard, radiator.

Bedroom Three 9'5 x 9'1

Double glazed lead light window to front aspect, carpeted, fitted wardrobe with cupboards over, radiator.

Bedroom Four 9'6 max x 9'3

Double glazed window to rear aspect, carpeted, picture rail, built in airing cupboard housing hot water tank, radiator.

Shower Room 6'9 x 5'5

Obscure glazed window to side aspect, fully tiled shower cubicle, pedestal wash hand basin, radiator.

Separate WC 5'1 x 4'4

Obscure glazed window to side aspect, low level WC, bidet, pedestal wash hand basin, radiator.

Externally

Rear Garden

The property benefits from a great sized east backing rear garden which commences with a paved raised patio area with steps down to the remainder of the garden which is mainly laid to lawn and enclosed by screen panelled fencing, brick built storage, sheds, side access to front, further access to the garage.

Front Garden

With brick retaining wall, off street parking for one vehicle giving access to an attached garage with power and lighting connected.







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Price £925,000 Freehold

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