

home.

**£535,000**

Harley Street, Leigh-On-Sea





# 11 Harley Street, Leigh-On-Sea, Essex, SS9 2NJ



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Home Of Leigh are very excited to offer for sale a unique opportunity to purchase the entire ground floor of this characterful period home, situated just off Marine Parade and which benefits from an attached garage with parking for two cars, all of the rear garden and a share of the Freehold as well as no onward chain.



The accommodation comprises; spacious entrance hall, a spacious lounge with feature open fire, a separate kitchen/breakfast room, an additional sitting room with access to the rear garden plus three well appointed double bedrooms, the master with an en suite shower room plus a further three piece bathroom suite.

Externally the property offers a west backing rear garden, an attached garage and off street parking for two vehicles.

Located just off Marine Parade in Harley Street, in the heart of the Marine Estate, this wonderful apartment is ideally located for Leigh Broadway and it's array of shops, bars, restaurants and boutiques as well as Leigh mainline railway station also being close at hand.

### Accommodation Comprises

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

#### Entrance Hall

23'5 x 5'1 max

A great size entrance hall with parquet wood flooring, half panelled to surrounding walls, smooth plastered ceiling, picture rail, understairs storage cupboard, radiator. Doors to:

#### Lounge

18'2 x 12'2

Double glazed lead light bay window to front aspect with wood flooring, feature open with brick surround and attractive wooden mantle, smooth plastered ceiling, plate rack, two radiators.

#### Bedroom Two

15'7 x 11'4

Double glazed window and door to rear garden, carpeted, smooth plastered ceiling, plate rack, radiator.

#### Kitchen

11'2 x 10'4

Double glazed window to side aspect. The kitchen is fitted to include a stainless steel sink unit with mixer tap inset into a range of worksurfaces with cupboards and drawers beneath, integrated oven and four ring gas hob with extractor hood above, matching range of eye level wall mounted units, appliance space for washing machine, smooth plastered ceiling, radiator, door to garage and further door to:

#### Sitting Room

13'1 x 11'9

Double glazed French doors to side aspect giving access to the garden, carpeted, smooth plastered ceiling, radiator. Doors to:







### **Bedroom One**

14'7 x 11'7

Double glazed windows and French doors to rear aspect giving access to the garden, carpeted, smooth plastered ceiling, three wall light points, radiator. Door to:

### **En-Suite Shower Room**

8'6 x 4'3

Modern three piece suite comprising; fully tiled shower cubicle, low level WC, pedestal wash hand basin with mixer tap, half tiled to surrounding walls, radiator, smooth plastered ceiling, radiator.

### **Bedroom Three**

13'2 x 9'8

Double glazed French doors to the rear garden, carpeted, smooth plastered ceiling, two wall light points, radiator.

### **Bathroom**

6'2 x 6'1

Double glazed obscure window to side aspect, three piece suite comprising panelled bath with mixer tap and shower over, wash hand basin with mixer tap, low level WC, fully tiled to surrounding walls, radiator.

### **Externally**

#### **Rear Garden**

The property benefits from occupying the entire back garden which is west facing and mainly paved providing a great space for outside dining and entertaining. There is a further small lawned area and side return, garden shed, outside water tap.

#### **Front Garden**

The front garden has recently been re-paved providing off street parking for two vehicles giving access to:

#### **Garage**

15'1 x 7'7

Double doors to front, power and light connected.

#### **Lease Information**

Share Of Freehold

Lease: 149 years remaining

Ground Rent: £15

Service Charge: £0

Please note this lease information has been provided by the vendor and we have not substantiated it with solicitors.









GROUND FLOOR  
1240 sq.ft. approx.



TOTAL FLOOR AREA: 1240 sq.ft. approx.  
Made with Metropix 02025



# £535,000 Share of Freehold

HOME - The Estate Agent of Leigh  
The Old Bank, 26 Broadway, Leigh-on-Sea, Essex, SS9 1AW. Tel: 01702 480033

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		71	76
		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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.