



92 Leigh Hill



# 92 Leigh Hill Leigh-on-Sea Essex SS9 1AR

Home Of Leigh are very excited and proud to present 92 Leigh Hill, a beautiful and characterful two bedroom terraced house situated in one of Leigh On Seas most desirable roads and which has been in the same family for nearly 50 years and comes with its own off street parking.

Whilst the property does require some modernisation, it currently offers surprisingly spacious living accommodation which includes entrance hall, a south facing lounge, separate dining room plus a large open plan kitchen & breakfast area which overlooks the rear garden.

To the first floor there is a split level landing, a large master bedroom with access to a balcony affording fabulous views of the estuary, St Clements Church and further out towards Hadleigh Castle, a great size second bedroom and a four piece bathroom suite.



Externally the property benefits from an unusually large rear garden for the area, commencing with an extensive patio area to the immediate rear and a large lawn area beyond, whilst to the front of the property there is a raised entrance with estuary views and the huge advantage of off street parking.

Located on Leigh Hill, in the heart of the Leigh Conservation area this unique property is perfectly positioned for the bustling Broadway and it's array of shops, bars, restaurants and boutiques as well as being within a short walk of Old Leigh, the beach and mainline railway station giving direct access into London Fenchurch & Liverpool Street.

## Accommodation Comprises

Part glazed entrance door leading to:

### Entrance Hall 8'6 x 3'3

Tiled flooring, coved cornice to smooth plastered ceiling. Door to:

### Lounge 13'6 x 12'1

Window to front aspect with views towards the estuary and St Clements Church, carpeted, coved cornice to smooth plastered ceiling, radiator. Square arch to:



electric hob and extractor hood above, appliance space for dishwasher, matching eye level wall mounted units, built in storage cupboard, understairs storage cupboard housing gas and electric meters, radiator, wood flooring, coved to smooth plastered ceiling. Open plan to:

#### Breakfast Area 10'3 x 9'9

Windows to rear and side aspect with adjacent door to garden, tiled flooring, smooth plastered ceiling with inset spotlighting, Butler sink with cupboard beneath, radiator.

#### First Floor Landing 13'1 x 5'8

A spacious split level landing which is carpeted, coved to smooth plastered ceiling with access to loft space. Doors to:



#### Dining Room 17'3 x 11'1

Window to rear aspect overlooking the rear garden, carpeted, feature marble fireplace, stairs leading to the first floor accommodation, two radiators. Door to:

#### Kitchen Breakfast Room 24'7 x 9'4

A fantastic room with two clearly defined areas as follows:

#### Kitchen Area

Two windows to side aspect. The kitchen is fitted to include a modern single drainer sink unit with mixer tap inset into a range of rolled edge worksurfaces with cupboards and drawers beneath, built in NEFF double oven with four ring

#### Master Bedroom 17'1 x 11'9

Window and French doors to front aspect giving access to a south west facing balcony affording fantastic estuary views and also towards Hadleigh Castle and St Clements Church, carpeted, range of fitted floor to ceiling wardrobes, coved cornice to smooth plastered ceiling, two radiators.

#### Bedroom Two 10'1 x 10'1

Window to rear aspect, carpeted, coved cornice to smooth plastered ceiling, fitted floor to ceiling wardrobes, sink unit inset to vanity unit, radiator.



#### Bathroom 13'7" x 10'6" x 10'4"

Sash window to rear aspect, four piece suite comprising panelled bath with mixer tap and shower attachment, low level WC, bidet, pedestal wash hand basin with mixer tap, part tiled and part carpeted, built in floor to ceiling storage cupboard housing combination boiler (n/t), smooth plastered ceiling with inset spotlighting, radiator.

#### Externally

##### Rear Garden

The property benefits from a great sized rear garden which is unusually big for being so central to Leigh-on-Sea and commences with an attractive paved patio area which leads round to the turn of the property. The remainder of the garden is mainly laid to lawn with established flower, tree and shrub borders. Please note the vendors install fence panels to both boundaries to define the garden.

##### Front Garden

The property sits high up on Leigh Hill therefore providing some gorgeous estuary views from both ground and first floor. There is a paved terrace to the immediate front of the property with steps leading down to the parking area for one vehicle.



























TOTAL FLOOR AREA : 1074 sq.ft. approx.  
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## Offers Over £750,000 Freehold

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