



6 Leigh Hill Close

6 Leigh Hill Close Leigh-on-Sea Essex SS9 2DJ

Home Of Leigh are very excited to offer for sale this very smart and stylish two bedroom house, situated in a highly sought after part of Leigh which is within walking distance of the Old Town, mainline railway station and of course Leigh Broadway.

The accommodation is spread out over three floors and comprises; open plan lounge & kitchen area with estuary views, two great size bedrooms and a luxury fitted bathroom suite, whilst to the lower ground floor there is a separate utility room.

Externally the property benefits from a courtyard style garden to the front along with a larger than average garage.



Situated in Leigh Hill Close, a private road just off Leigh Hill, this beautiful property is perfectly located for the old town and its array of pubs & restaurants along with Leigh Station also being within walking distance. Leigh Broadway is also close by offering a range of shops, bars, restaurants and boutiques.

Accommodation Comprises

UPVC composite style stable door with glazed inset leading to:

Open Plan Lounge & Kitchen 25'5 x 13'1

A wonderful open plan living space with two clearly defined areas as follows:

Kitchen Area

Double glazed window to rear aspect. The kitchen is fitted to include a stainless steel sink unit with mixer tap, inset into a range of QUARTZ work surfaces with cupboards and drawers beneath, integrated electric oven, five ring gas hob with extractor hood over, integrated fridge, washing machine and



Velux style window to side, Karndean wood flooring, wall light points, doors to:

Bedroom One 12'1 x 9'7

Double glazed window to front with beautiful estuary views, Karndean wood flooring, radiator.

Bedroom Two 10'1 (plus depth of wardrobe) x 7'8

Double glazed window to rear aspect with views toward St Clements Church, Karndean wood flooring, range of fitted floor to ceiling wardrobes with concealed hanging space, drawers and shelving, radiator.

Bathroom 7'2 x 5'4

Velux style window to side, luxury white suite comprising of L shaped bath with mixer tap, separate shower attachment & glass screen, low level WC & wash hand basin in vanity unit with mixer tap, tiled flooring, heated towel rail.

Garage 17'7 x 13' max

Great size garage with electric door to front, stairs leading to the first floor lounge/dining area, large under stairs storage area, door to utility room.

Utility Room 12'5 x 5'7

Luxury range of modern base & eye level units with spaces for fridge/freezer, washing machine & tumble dryer, wall mounted Worcester combination boiler in matching



wine cooler, breakfast bar with seating around, tiled splash backs, Karndean wood flooring, smooth plastered ceiling with inset spotlighting.

Lounge Area

Large full height double glazed bay window to front aspect with fabulous estuary views, continuation of Karndean wood flooring, open tread stair case leading to the first floor landing, two feature vertical radiators, hatch with stairs leading down to garage & utility room.

First Floor Landing 7'11 x 7'1

Velux style window to side, Karndean wood flooring, wall light points, doors to:

cupboard, worktops with stainless steel sink unit with matching drainer & mixer tap, tiled splashbacks, tiled floor, ceiling spotlights.

Externally

Lower Courtyard Style Garden

Modern courtyard garden immediately to the rear of the property. Newly paved with modern Beach wood fencing. Outside tap, power points, lighting & bin store.

Rear Garden

Raised rear garden with steps leading to additional garden to rear over communal pathway. Raised area with mature shrubs, patio & hedging to rear.

Parking

The property is located within a private road with parking available for residents only.

Agents Note

The property is Freehold and has a charge of approx £300 Per Annum (Gardening, communal area maintenance)







Offers Over £600,000 Freehold

HOME - The Estate Agent of Leigh
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