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63 Leighville Grove

63 Leighville Grove Leigh-On-Sea Essex SS9 2HU

Home Estate Agents are delighted to present this exquisite three-bedroom end of terrace house located on the desirable Leighville Grove in Leigh-On-Sea. This charming property boasts a modern and bright kitchen, perfect for culinary enthusiasts, alongside two well-appointed bathrooms that enhance the convenience of family living.

As you enter, you will find a welcoming reception room that offers a comfortable space for relaxation and entertaining. The three spacious bedrooms provide ample room for family or guests, with one of the bedrooms featuring an en-suite bathroom, adding a touch of luxury to your daily routine.



The property also benefits from a west-facing garden, ideal for enjoying the afternoon sun, and a utility room at the rear, which adds practicality to your home. With no onward chain, this residence is ready for you to move in and make it your own.

Situated within walking distance to Leigh train station and the vibrant Leigh Broadway, you will have easy access to local amenities, shops, and transport links. This delightful home is perfect for families or professionals seeking a blend of comfort and convenience in a sought-after

location. Don't miss the opportunity to view this lovely property; it truly is a gem in Leigh-On-Sea.

Accommodation Comprises:

Hallway

Wooden floorboard flooring, pendant lighting, skirting, double glazed window to rear, internal double glazed window.



machine, space for tumble dryer, single glazed window to rear, single glazed window to side, wooden door to rear garden.

Lounge 19'11 x 12'8

Wooden floorboard flooring, skirting, radiator, 2 x pendant lighting, double glazed windows to side, double glazed bay window to rear, shutters, under-stairs storage cupboard.

First Floor Landing

Carpeted stairs leading to first floor landing, wooden floorboard flooring, radiator, pendant lighting, skirting, stairs to second floor. Doors to:

Bedroom Two 13'7 x 12'8

Wooden floorboards flooring, skirting, radiator, picture rail, pendant lighting, single glazed sash window to front, single glazed window to side.

Bathroom

Wooden floorboard flooring, skirting, part wooden panelled walls, obscure double glazed window to rear, heated towel rail, ceiling light, toilet, sink, free standing claw foot bath.



Kitchen 15'8 x 7'6

Wooden floorboard flooring, skirting, 2 x pendant lighting, double glazed window to side, radiator, base & wall cabinets,, wood effect roll top surfaces, 1 1/2 bowl sink with drainer, oven with four ring gas hob, extractor, space for dishwasher, single glazed door to utility room, single glazed window to rear, space for fridge/freezer.

Utility

Concrete slab floor, skirting, pendant light, wood effect roll top surfaces, space for washing

Bedroom Three 11'1 x 7'6

Carpet flooring, skirting, radiator, pendant lighting, double glazed windows to rear.

Second Floor

Second Floor Landing

Carpet stairs leading to second floor landing, tiled floor, double glazed Velux window to front, eaves storage, skirting, spotlight lighting.

Bedroom One 10'5 x 8'5

Tiled flooring, skirting, electric radiator, double glazed Velux window to front, pendant lighting.

En-Suite 8'5 x 4'11

Tiled flooring, part tile to walls, spot lights, electric heated towel rail, extractor, shower cubicle, toilet, 'his & hers' sink, vanity mirror with storage, 2 x wall lights, double glazed window to rear, double glazed Juliette balcony to rear with obscure glass.

Front Garden

Gated front garden, brick path leading to entrance, side access to front garden.

Rear Facing Garden

Decked patio area, side access to front of property, laid to lawn, shed to remain, external water tap.







TOTAL FLOOR AREA: 1020 sq. ft. approx.
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Guide Price: £550,000 Freehold

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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.

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