



37 Leigh Hill



# 37 Leigh Hill Leigh-on-Sea Essex SS9 2DH

Home Estate Agents are delighted to present this charming semi-detached fisherman's cottage located in the picturesque Leigh Hill area of Leigh-On-Sea. This delightful property boasts a wealth of original features that enhance its character and charm, making it a truly unique home.

Inside, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The bespoke kitchen, crafted by the renowned 'John Lewis of Hungerford', is a standout feature, offering both style and functionality for the culinary enthusiast. The property comprises three well-proportioned bedrooms, ensuring comfortable living for families or those seeking extra space.

The bathroom is a luxurious retreat, featuring a four-piece suite that includes a walk-in shower and a stunning claw foot bath, perfect for unwinding after a long day.



Outside, the property benefits from off-street parking for up to three vehicles, a rare find in this sought-after area. The rear garden offers lovely sea views, providing a tranquil space to enjoy the outdoors.

Situated within the Leigh Conservation Area, this home is ideally located close to the vibrant Leigh Broadway, the charming Old Leigh, and the convenient Leigh Train Station, making it perfect for those who appreciate both community and accessibility.

This property is a wonderful opportunity for anyone looking to embrace the coastal lifestyle in a beautiful and historic setting. Don't miss your chance to make this enchanting cottage your new home.



over, integrated SMEG dishwasher, integrated fridge freezer, integrated washing machine, inset spotlights. Through to:

#### Dining Area 18'0 x 15'9

Oak wood flooring, double glazed patio doors to rear aspect, double glazed Velux window, open fireplace with log burner, ceiling light and wall light, radiator. Through to:

#### Lounge 15'9 x 11'9

Carpeted, dual double glazed windows to front aspect with shutters, ornate coved cornice, ceiling rose with light, two radiators.

#### First Floor Landing

Carpeted, loft access, ceiling rose with light, wall light. Doors to:

#### Bedroom One 11'9 x 9'1

Carpeted, double glazed Sash window to front with shutters offering sea views, ceiling rose with light, built in storage cupboard.

#### Bedroom Two 11'9 x 6'8

Carpeted, double glazed Sash window to front with shutters offering sea views, ceiling light, picture rail.



#### Accommodation Comprises

Via entrance door into:

#### Entrance Hall

Stairs leading to the first floor landing with understairs cellar access. Opening into:

#### Open Plan Living & Dining Area

#### Kitchen 11'8 x 8'8

Tiled flooring, two double glazed windows to side, range of base units with complimentary worksurfaces and matching eye level wall mounted units, Butler sink with mixer tap, integrated NEFF double oven with gas hob and extractor



### Bedroom Three 9'7 x 7'7

Wood effect laminate flooring, double glazed Sash window to rear with shutters, built in storage cupboard.

### Bathroom 11'3 x 8'1

Marble effect tiled flooring, panelled wall, obscure window to rear, freestanding claw foot bath, walk in tiled shower cubicle, wash hand basin with vanity storage unit, WC, electric heated towel rail.

### Externally

### Rear Garden

Split level rear garden offering sea views and commences with a raised level paved patio with the remainder being laid with artificial lawn, gate side access.

### Front Garden

Paved providing off street parking for three vehicles, flower beds.

















GROUND FLOOR  
506 sq.ft. approx.



1ST FLOOR  
470 sq.ft. approx.



TOTAL FLOOR AREA : 976 sq.ft. approx.  
Made with Metropix 62025



Price £725,000 Freehold

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