

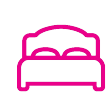


home.

**£600,000**

Harley Street, Leigh-On-Sea

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

  
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Home Estate Agents are delighted to present this charming three-bedroom terraced house located on the prestigious Harley Street in Leigh-On-Sea. This property is an ideal choice for families or individuals seeking a comfortable and convenient living space.

The house boasts three spacious bedrooms, including two generously sized doubles and a single, providing ample room for relaxation and rest. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout.

One of the standout features of this property is the off-street parking, a rare find in this desirable area. Additionally, the rear garden is of great size, offering a perfect outdoor retreat for gardening enthusiasts or a safe play area for children.

Situated in the sought-after Marine Estate, this home is excellently located just a short stroll from Leigh Broadway, where you can enjoy a variety of shops, cafes, and restaurants. Furthermore, Leigh Train Station is conveniently nearby, providing easy access to London and other destinations.

With no onward chain, this property is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to downsize, this lovely terraced house offers a wonderful opportunity to enjoy the vibrant lifestyle that Leigh-On-Sea has to offer. Do not miss the chance to view this delightful home.



**Accommodation Comprises**

Entrance via storm porch leading to entrance door with glazed panels into:

**Hallway**

Wood effect laminate flooring, double glazed obscure window to front, picture rail, ceiling light, radiator, stairs leading to first floor with understairs storage. Doors into:

**Lounge**

15'1 x 11'8  
Wood effect laminate flooring, double glazed boxed bay window to front aspect, coved cornice, picture rail, ceiling rose with light, wall lights, two radiators, feature electric fire with surround.

**Dining Room**

12'6 x 11'8  
Wood effect laminate flooring, double glazed French doors leading to garden, double glazed windows to rear aspect, picture rail, coved cornice, ceiling light, radiator.

**Kitchen**

11'10 x 6'9  
Wood effect laminate flooring, double glazed window to rear aspect, spotlights, extractor fan, range of base units with rolled edge stone effect worksurfaces and matching eye level wall mounted units, tiled splashbacks, integrated oven with four ring gas hob and extractor over, inset sink with drainer and mixer tap, integrated dishwasher and space for washing machine.

**First Floor Landing**

Carpeted, ceiling light, access to loft. Doors to:

**Bedroom One**

15'2 x 11'8  
Carpeted, double glazed boxed bay window to front aspect, picture rail, ceiling light, feature fireplace, radiator.

**Bedroom Two**

12'11 x 11'11  
Carpeted, double glazed window to rear aspect, picture rail, ceiling light, two storage cupboards, radiator.

**Bedroom Three**

8'2 x 6'2  
Carpeted, double glazed window to front aspect, picture rail, ceiling light, radiator.

**Bathroom**

8'11 x 6'9  
Tiled flooring and walls, two double glazed obscure windows to rear aspect, shower cubicle, wash hand basin with mixer tap and vanity storage, corner bath with taps, heated towel rail.

**Externally**

**Frontage**

Block paved driveway with dropped kerb enabling off street parking for two cars.

**Rear Garden**

Rear garden commencing with stone patio and the remainder being laid to lawn, shed (to remain), mature trees and shrubs.

**Agents Note**

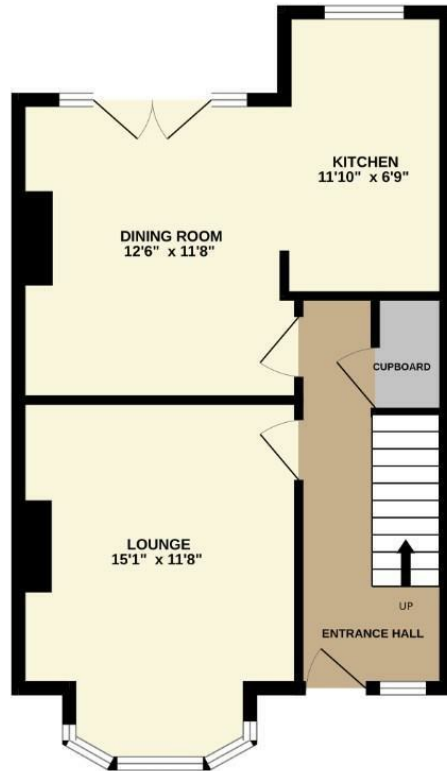
Tenant in situ



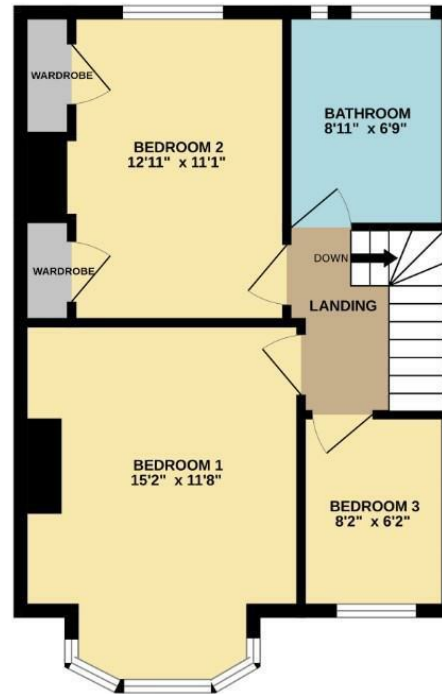




GROUND FLOOR  
474 sq.ft. approx.



1ST FLOOR  
454 sq.ft. approx.



TOTAL FLOOR AREA : 928 sq.ft. approx.  
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| Energy Efficiency Rating                    |           |                                                                                                               |
|---------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                     |
| Very energy efficient - lower running costs |           |                                                                                                               |
| (92 plus) <b>A</b>                          |           | <b>87</b>                                                                                                     |
| (81-91) <b>B</b>                            |           |                                                                                                               |
| (69-90) <b>C</b>                            |           |                                                                                                               |
| (55-68) <b>D</b>                            | <b>62</b> |                                                                                                               |
| (39-54) <b>E</b>                            |           |                                                                                                               |
| (21-38) <b>F</b>                            |           |                                                                                                               |
| (1-20) <b>G</b>                             |           |                                                                                                               |
| Not energy efficient - higher running costs |           |                                                                                                               |
| England & Wales                             |           | EU Directive 2002/91/EC  |

# £600,000 Freehold

HOME - The Estate Agent of Leigh  
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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.