

home.

£475,000

West Street, Leigh-On-Sea

19 West Street, Leigh-On-Sea, Essex, SS9 1QG



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Home Of Leigh are pleased to offer for sale this charming three bedroom character cottage situated directly off Leigh Broadway and therefore within easy reach of local amenities', the beach and mainline railway station giving direct access to London Fenchurch Street.

The accommodation comprises; through lounge/diner, a modern fitted kitchen and ground floor bathroom, whilst to the first floor there are three well appointed bedrooms.

Externally the property benefits from a west backing rear garden.

Situated in West Street in the heart of Leigh On Sea, this characterful property is perfectly located for the Broadway and its array of shops, bars, restaurants and boutiques.



Accommodation Comprises:

The property is approached via part glazed entrance door leading to:

Lounge/Diner:

22'1 x 12'2

Double glazed sash window to front aspect, wood flooring, brick built fireplace with inset gas coal effect fire, coved ceiling, stairs leading to the first floor landing with under stairs storage cupboard, two wall light points, double glazed door to the rear garden and archway leading to:

Kitchen:

12'7 x 9'1

Double glazed window to side aspect with adjacent door to garden. The kitchen is fitted to include a stainless steel one and a quarter bowl sink unit with mixer tap, inset into a range of roll edge work surfaces with cupboards and drawers beneath, free standing cooker with extractor hood above, further range of matching eye level wall mounted units, appliance space and plumbing for washing machine, further space for fridge/freezer, wall mounted boiler, wood flooring, door to:

Ground Floor Bathroom:

10'3 x 7'1

Two double glazed obscure windows to side aspect, wood panelled bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, wood flooring, radiator.

First Floor Landing:

11'1 x 5'6

Coved ceiling with access to loft space, carpeted, doors to:

Bedroom One:

12'1 x 11'5

Two double glazed sash windows to front aspect, carpeted, coved ceiling with ceiling rose, radiator.

Bedroom Two:

11'1 x 6'1

Double glazed window to side aspect, carpeted, coved ceiling, radiator.

Bedroom Three:

8'1 x 7'2

Double glazed sash window to rear aspect, carpeted, coved ceiling, radiator.

Externally:

Rear Garden:

The property benefits from a west backing rear garden, commencing with a paved patio area to the immediate rear with the remainder being laid to lawn.

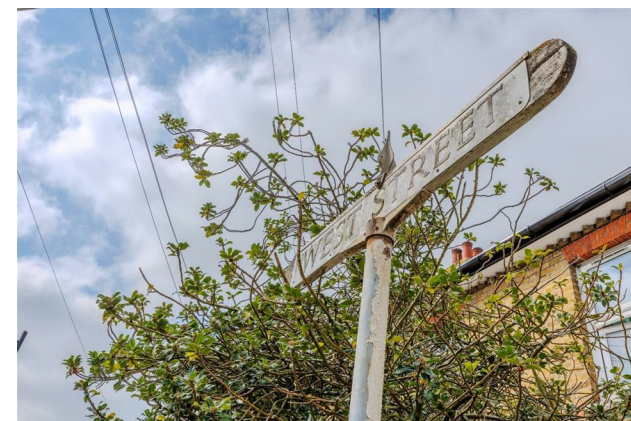
Agents Note

Tenant in situ









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

£475,000 Freehold

HOME - The Estate Agent of Leigh
The Old Bank, 26 Broadway, Leigh-on-Sea, Essex, SS9 1AW. Tel: 01702 480033

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.