

home.

PER CALENDAR MONTH

£1,800 Per

Ronald Hill Grove, Leigh-On-Sea

45a Ronald Hill Grove, Leigh-On-Sea, Essex, SS9 2JB

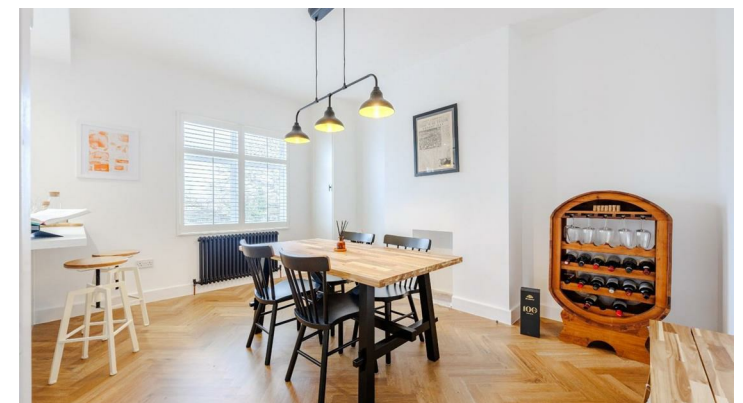


Home Estate Agents are delighted to present to let, this exquisite three-bedroom maisonette located on Ronald Hill Grove in the charming town of Leigh-On-Sea. This property boasts a bright and airy atmosphere, enhanced by a stunning open-plan kitchen diner that is perfect for both entertaining and family gatherings.

The maisonette features two spacious reception rooms, providing ample space for relaxation and socialising. The large terrace at the rear of the property leads down to a private garden, offering a tranquil outdoor space to enjoy the fresh air and sunshine.

The property is ideally situated close to the vibrant Leigh Broadway, where you can explore a variety of shops, cafes, and restaurants. Additionally, Leigh Train Station is just a short walk away, making commuting to London and beyond both convenient and accessible.

This property is a perfect blend of comfort, style, and location, making it an ideal choice for families or professionals alike..



Entrance

Original stained glass wooden communal door into communal hallway with laminate flooring. Private entrance door with carpeted stairs, single glazed window to side, ceiling light leading to:

First Floor Landing

Herringbone Karndean wooden flooring, ceiling light, carpeted stairs leading to second floor. Doors to:

Lounge

15'7 x 10'0

Herringbone wooden flooring, double glazed bay window to front with shutters, feature open fireplace with wooden mantle, coved cornice, two radiators.

Kitchen Diner

17'7' x 13'10

Herringbone Karndean wooden flooring, two double glazed windows to rear with shutters, double glazed door leading to terrace and garden, ceiling light, range of base units with marble effect worksurfaces and matching eye level wall mounted units, sink with drainer and tap, integrated oven, four ring induction hob with extractor over, integrated microwave, fridge freezer, wine fridge, dishwasher and washing machine, feature open fireplace, spotlights, radiator.

Bedroom Two

9'1 x 7'7

Carpeted, double glazed window to front with shutters, ceiling light, radiator.

Second Floor Landing

Carpeted, ceiling light. Doors to:

Bathroom

8'10 x 5'7

Tiled flooring, part tiled walls, double glazed obscure window to rear, three piece suite comprising panelled bath with shower over, WC, wash hand basin with tap and vanity storage beneath, eaves storage, spotlights, extractor, heated towel rail.

Bedroom One

12'0 x 9'6

Carpeted, double glazed window to rear, ceiling light, radiator.





Bedroom Three

11'0 x 7'6

Carpeted, double glazed Velux window to front, eaves storage, spotlights, radiator.

Externally

Terrace

15'8 x 5'8

Terrace with decking and wooden stairs leading to private rear garden.

Rear Garden

Rear garden with patio with the remainder being laid with artificial grass and further decked area to the rear, water tap, side access to front.

Agency Note

After the 01st February 2016 all applicants over the age of 18 years old will need to undergo "Right to rent" checks. Please note that some properties may be advertised using images and details which were taken in the past and therefore a viewing is the always strongly recommended. After 01st June 2019, the tenancy deposit will be the equivalent of five weeks rent (subject to the monthly rental amount). The tenancy deposit is calculated at the monthly rental amount, multiplied by 12 (number of months in the year), divided by 52 (number of weeks in the year), multiplied by 5.

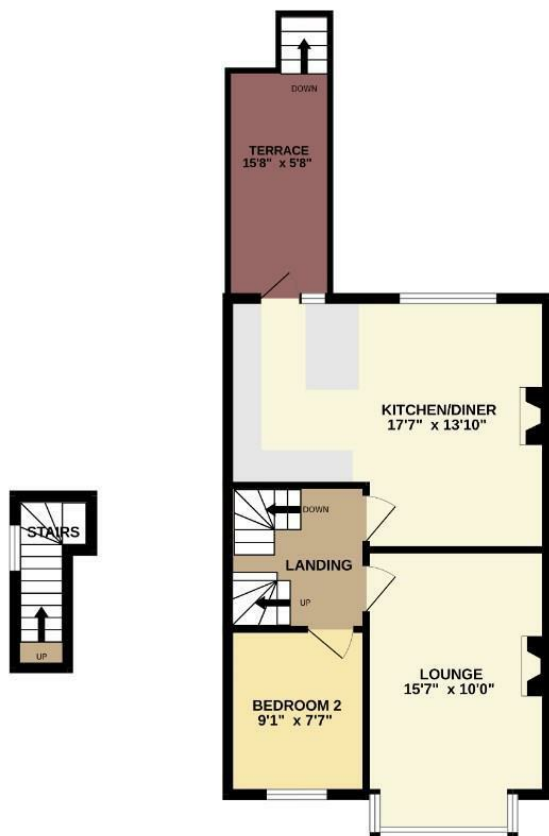




GROUND FLOOR
324 sq. ft. approx.

FIRST FLOOR
485 sq. ft. approx.

SECOND FLOOR
256 sq. ft. approx.



TOTAL FLOOR AREA: 856 sq. ft. approx.
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LOCAL AUTHORITY
Southend City Council

COUNCIL TAX BAND
B

TENURE

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(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

Per Calendar Month £1,800 Per
Calendar Month

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.