



7 Norman Terrace

7 Norman Terrace Leigh Hill Leigh-on-Sea Essex SS9 2DS

Home Of Leigh are very excited to offer for sale this absolutely charming fisherman's cottage, situated in an enviable position in Old Leigh with estuary views and which has only been occupied by two owners since it was built in 1885.

The accommodation comprises; spacious south facing open plan lounge and dining room, kitchen and separate utility room, whilst to the first floor there are two double bedrooms and a spacious four-piece bathroom suite. There is also a very useful second floor loft room.

Externally there is a pretty south facing front garden, whilst to the rear there is a great size tiered rear garden with views of St Clements Church.



Located in Norman Terrace on Leigh Hill, this characterful period property is in the perfect position for Leigh Old Town and its array of amenities and beach, whilst Leigh Broadway also within walking distance offering a variety of shops, bars, restaurants and cool quirky boutiques. Leighs mainline railway station is also close by giving direct access into London Fenchurch Street.

Accommodation Comprises

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

Open Plan Lounge & Dining Room 21'2 x 11'1

A great size room with two clearly defined areas as follows:

Lounge Area 11'1 x 10'8

Sash window to front aspect with estuary views, exposed and white painted floorboards, feature cast iron effect fireplace with open fire and wooden surround, smooth plastered ceiling, picture rail, radiator. Step up to:



Dining Area 11'1 x 10'7

Sash window to rear aspect, continuation of white painted floorboards, feature fireplace with tiled hearth, smooth plastered ceiling, picture rail, door with stairs leading to the first floor landing. Further doorway leading to:

Kitchen 8'2 x 6'1

Double glazed Sash window to side aspect. The kitchen is fitted to include a one and a quarter bowl sink unit with mixer tap inset into a range of square edge worksurfaces with cupboards and drawers beneath, built in oven and four ring gas hob with canopy extractor hood above, further range of matching eye level wall mounted units with tied splashbacks, tiled flooring, barn style door to side giving access to the



garden, smooth plastered ceiling. Archway to:

Utility Room 6'3 x 4'7

Double glazed Sash window to rear aspect, appliance space and plumbing for washing machine, range of fitted floor to ceiling storage cupboards, tiled flooring, smooth plastered ceiling, radiator.

First Floor Landing

Exposed and varnished floorboards. Doors to:

Bedroom One 10'6 x 10'1 plus depth of wardrobes

Two Sash windows to front aspect with estuary views, exposed and varnished floorboards, twin built in alcove wardrobes, feature cast iron effect fireplace with tiled hearth, smooth plastered ceiling, picture rail, radiator.

Bedroom Two 10'4 x 8'6

Sash window to rear aspect, exposed and varnished floorboards, feature fireplace with tiled hearth, smooth plastered ceiling, picture rail, door with stairs leading to the second floor loft room, radiator. Further door to:

Bathroom 7'1 x 6'1

Obscure glazed window to rear aspect, four piece suite comprising; panelled bath with mixer tap and shower attachment, low level WC, bidet, pedestal wash hand basin, fully tiled to surrounding walls, tiled flooring, radiator.



Loft Room 15'1 x 12'2

Velux window to rear aspect, carpeted, built in eaves storage cupboard, exposed and white painted brickwork to one wall, smooth plastered ceiling.

Externally

Rear Garden

The property benefits from a wonderful tiered rear garden which commences with a small patio area and lawn area beyond with a further patio area to the extreme rear.















Price £430,000 Freehold

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

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