



126 Rectory Grove

126 Rectory Grove Leigh-on-Sea Essex SS9 2HL

Home Of Leigh are very excited to offer for sale this attractive and surprisingly spacious three bedroom semi detached character house, situated in the heart of Leigh On Sea and which benefits from a great size rear garden and estuary glimpses.

The property has been cleverly extended to provide spacious living accommodation which includes an entrance porch, a grand entrance hall, ground floor wet room, a south facing lounge with feature log burner and a fabulous open plan kitchen & family room with bi folding doors to the rear garden and a separate utility room.

To the first floor there is a large landing with a family bathroom, three well appointed double bedrooms including a fabulous master bedroom with estuary glimpses and access to a south facing balcony plus stairs leading to a second floor dressing room.

Externally the property offers a great size rear garden with an extensive patio area and purpose built garden room.



Located on Rectory Grove in the heart of Leigh on Sea, this period property is ideally positioned to take full advantage of the bustling Broadway with its array of shops, bars, restaurants and boutiques. Leighs mainline railway station is also within a short stroll offering direct access into London Fenchurch Street.

Accommodation Comprises

The property is approached via double doors leading to:

Entrance Porch 3'9 x 2'2

With further double glazed door leading to:

Entrance Hall 21'2 x 5'4

A great size entrance hall with wood flooring throughout, stairs leading to the first floor accommodation with understairs storage cupboard, coved cornice to smooth plastered ceiling, cast iron effect radiator. Doors to:



Open Plan Kitchen & Family Room 23'7 x 17'4

A fabulous open plan room with double glazed bi-folding doors to rear giving access to the garden and three Velux roof windows. The kitchen is fitted to include twin sink units with mixer tap inset into a range of square edge worksurfaces with an abundance of cupboards and drawers beneath, built in Miele oven and four ring gas hob with extractor hood above, appliance space for American style fridge freezer, wine fridge, built in coffee machine and eye level microwave oven, breakfast bar, further range of matching eye level wall mounted units, tiled flooring throughout. Door to:

Utility Room 11'8 x 6'8

Double glazed window and door to side aspect, Butler sink with mixer tap inset into worksurfaces with cupboards beneath, appliance space and plumbing for washing machine and dryer and dishwasher, matching eye level wall mounted units with concealed lighting beneath, cupboard housing boiler (n/t), smooth plastered ceiling with inset spotlighting.

First Floor Landing 17'1 x 5'4

A great size landing with wood flooring, smooth plastered ceiling with access to loft space, fitted storage cupboards, radiator. Doors to:

Bedroom One 16'2 plus depth of wardrobe x 12'2

Double glazed bay window to front aspect with estuary glimpses and additional double glazed door giving access to a sunny south facing balcony again with estuary views, wood flooring, smooth plastered ceiling, range of fitted wardrobes to the expanse of one wall, radiator, stairs leading to:



Ground Floor Shower Room 11'3 x 4'5

Double glazed obscure window to side aspect, low level WC. half pedestal wash hand basin with mixer tap, walk-in shower, half tiled to surrounding walls, smooth plastered ceiling with inset spotlighting, heated towel rail.

Lounge 14'8 x 13'2

Double glazed bay window to front aspect, carpeted, coved cornice to smooth plastered ceiling with central ceiling rose, feature fireplace with electric coal effect fire with attractive wood surround, cast iron effect radiator.

Second Floor Dressing Room 16'6 x 11'9

Velux windows to rear and front aspect with estuary glimpses, carpeted, smooth plastered ceiling with inset spotlighting, built in eaves storage cupboards.

Bedroom Two 11'8 x 10'8

Double glazed window to rear aspect, wood flooring, smooth plastered ceiling, two alcove fitted wardrobes with matching central dresser and drawers, radiator.

Bedroom Three 14'5 < 10'5 x 11'3

Double glazed window to rear aspect, wood flooring, range of fitted floor to ceiling wardrobes, smooth plastered ceiling, cast iron effect fireplace, cast iron effect radiator.

Family Bathroom 8'9 x 8'1

Double glazed obscure window to side aspect, floor standing bath with mixer tap, wash hand basin with mixer tap and vanity drawers beneath, low level WC, half tiled to surrounding walls, smooth plastered ceiling with inset spotlighting, heated towel rail, tiled flooring.

Externally

Rear Garden

The property benefits from a great size rear garden which commences with an attractive paved patio area creating a fabulous space for outside dining and entertaining with steps leading down to the remainder of the garden which is laid with decking and giving access to a purpose built garden room.















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Price: £595,000 Freehold

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