



11-11a Harley Street

11-11a Harley Street Leigh-on-Sea Essex SS9 2NJ

Home Estate Agents are delighted to present an exceptional opportunity in the sought-after marine estate of Leigh-on-Sea, Essex. This semi-detached house, currently configured as two flats, boasts an impressive 2,404 square feet of living space and offers the potential to be transformed into a magnificent five-bedroom family home.

Upon entering, one is greeted by an array of beautiful original features, including solid wood floors and elegant wood panelling, which add character and charm to the property. The house comprises three spacious reception rooms, providing ample space for both relaxation and entertaining. The large rear extension presents an ideal opportunity to relocate the kitchen, creating a stunning open-plan area that seamlessly connects to the garden, perfect for family gatherings and summer barbecues.

The property features three well-appointed bathrooms, ensuring convenience for all residents. Externally, there is off-street parking available for up to three vehicles, along with a garage, making this home both practical and accommodating for families or those with multiple vehicles. The west-facing garden offers a delightful outdoor space to enjoy the afternoon sun.



Situated in an excellent location, this property is just a short stroll from Leigh Broadway, where you can find a variety of shops, cafes, and restaurants. Additionally, Leigh train station is within easy walking distance, providing convenient transport links to London and beyond. Belton Gardens is also nearby, offering a lovely green space for leisurely walks.

This property presents a unique opportunity to create a stunning family home in a desirable area. Do not miss your chance to explore the potential this residence has to offer.

Ground Floor

Accommodation Comprises

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

Entrance Hall 23'5 x 5'1 max

A great size entrance hall with parquet wood flooring, half panelled to surrounding walls, smooth plastered ceiling, picture rail, understairs storage cupboard, radiator. Doors to:

Lounge 18'2 x 12'2

Double glazed lead light bay window to front aspect with wood flooring, feature open with brick surround and attractive wooden mantle, smooth plastered ceiling, plate rack, two radiators.



Bedroom Two 15'7 x 11'4

Double glazed window and door to rear garden, carpeted, smooth plastered ceiling, plate rack, radiator.

Kitchen 11'2 x 10'4

Double glazed window to side aspect. The kitchen is fitted to include a stainless steel sink unit with mixer tap inset into a range of worksurfaces with cupboards and drawers beneath, integrated oven and four ring gas hob with extractor hood above, matching range of eye level wall mounted units, appliance space for washing machine, smooth plastered ceiling, radiator, door to garage and further door to:

Sitting Room 13'1 x 11'9

Double glazed French doors to side aspect giving access to the garden, carpeted, smooth plastered ceiling, radiator. Doors to:



Bedroom One 14'7 x 11'7

Double glazed windows and French doors to rear aspect giving access to the garden, carpeted, smooth plastered ceiling, three wall light points, radiator. Door to:

En-Suite Shower Room 8'6 x 4'3

Modern three piece suite comprising; fully tiled shower cubicle, low level WC, pedestal wash hand basin with mixer tap, half tiled to surrounding walls, radiator, smooth plastered ceiling, radiator.

Bedroom Three 13'2 x 9'8

Double glazed French doors to the rear garden, carpeted, smooth plastered ceiling, two wall light points, radiator.

Bathroom 6'2 x 6'1

Double glazed obscure window to side aspect, three piece suite comprising panelled bath with mixer tap and shower over, wash hand basin with mixer tap, low level WC, fully tiled to surrounding walls, radiator.

First Floor Accommodation

Landing

Carpeted, two ceiling lights, solid wood wall panelling, coved cornice, picture rail, stairs leading to the second floor, radiator. Doors to:

Bedroom Three 7'11 x 7'11

Carpeted, double glazed windows to front and side aspect, ceiling light, picture rail, radiator.

Lounge 13'9 x 12'4

Carpeted, two radiators, picture rail, ceiling light, fireplace, wood panelling to walls, three double glazed windows to front aspect, wall lighting.

Bathroom 9'0 x 6'0

Tiled effect flooring, part tiled walls, double glazed obscure window to side aspect, dado rail, ceiling light, bath with shower over, wash hand basin, WC,

shaver socket, heated towel rail/column radiator.

Separate WC 6'0 x 2'7

Tiled effect lino flooring, double glazed obscure window to side aspect, coved cornice, ceiling light, WC.

Kitchen 12'11 x 10'0

Wood effect laminate flooring, coved cornice, ceiling light, double glazed bay window to rear aspect with a window seat, radiator. The kitchen is fitted to include a range of base units with wooden worksurfaces and matching eye level wall mounted units, integrated double oven and four ring gas hob with extractor over, one and a half sink with drainer, space for washing machine, tumble dryer and fridge freezer.

Bedroom Two 11'11 x 11'6

Carpeted, coved cornice, ceiling light, picture rail, brick surround fireplace, radiator. Through to:

Sun Room Area 9'11 x 2'11

Wooden flooring, large single glazed window to rear aspect.

Second Floor Landing

Carpeted, double glazed obscure stained glass window to side aspect, ceiling light, dado rail. Doors to:

Bedroom One 14'10 x 12'6

Carpeted, double glazed window to front aspect, ceiling light, eaves storage space, radiator. Door to:

Walk In Wardrobe

Carpeted, Velux roof window, radiator, ceiling light.

Externally

Rear Garden

The property benefits from occupying the entire back garden which is west facing and mainly paved providing a great space for outside dining and entertaining. There is a further small lawned area and side return, garden shed, outside water tap.

Front Garden

The front garden has recently been re-paved providing off street parking for two vehicles giving access to:















TOTAL FLOOR AREA: 1240 sq.ft. approx.
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Price £885,000 Freehold

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