



8 Norman Terrace

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

Home Estate Agents are delighted to offer for sale this absolutely charming two bedroom Fisherman's cottage, located in the heart of Old Leigh and which benefits from estuary glimpses along with the huge benefit of No Onward Chain.

The accommodation comprises; spacious open plan lounge & dining room, a modern fitted kitchen overlooking the rear garden, whilst to the first floor there are two bedrooms and a four piece bathroom suite plus a very useful loft room.



Externally the property offers both front and rear gardens.

Enjoying glimpses of the estuary from the first floor, this wonderful cottage is ideally located for the old town with its pubs, restaurants and sea front whilst Leigh Broadway with its multitude of shops, bars and cafés is also within easy striking distance.

Accommodation Comprises

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

Lounge/Diner 21'2 x 11'1

A wonderful south facing room with double glazed sash window to front aspect with bespoke fitted shutters, wood laminate flooring, feature log burner with brick built chimney breast, coved ceiling with inset spotlighting, two radiators, additional sash window to rear aspect, stairs



leading to the first floor landing, door to kitchen.

Kitchen 13'4 x 6'11

Window to side aspect with adjacent stable door to garden. The kitchen is fitted to include a modern one and a quarter bowl sink unit with mixer tap, inset into a range of roll edge work surfaces with cupboards and drawers beneath, built-in oven and hob with extractor hood above, further range of matching eye level wall mounted units, tiled splash backs, exposed brick work, appliance space and



plumbing for washing machine, concealed boiler (not tested), wood laminate flooring.

First Floor Landing 10'7 x 5'6

Door & stairs to the loft room, carpeted, doors to:

Bedroom One 11'2 x 10'6

Double glazed sash windows to front aspect with bespoke fitted plantation shutters, carpeted, coved and smooth plastered ceiling, tiled fire surround, radiator.

Bedroom Two 10'6 x 5'2

Sash window to rear aspect, carpeted, coved and smooth plastered ceiling, radiator.

Bathroom 7'11 x 7'5

Obscure glazed sash window to rear aspect, modern four piece suite comprising; claw footed roll top bath, fully tiled shower cubicle, low level WC, pedestal wash hand basin, coved and smooth plastered ceiling, half panelled walls, radiator.



Loft Room 13'11 x 9'5

Velux window to rear aspect, carpeted, built-in eaves storage, radiator.

Externally

Rear Garden

The property benefits from a cottage style garden with patio area to the immediate rear with tiered gardens, lawn area and garden shed to remain.







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Guide Price £400,000 - £425,000 Freehold

HOME - The Estate Agent of Leigh
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