



Rothwell Close, Leigh-On-Sea  
£335,000

home.

# 35 Rothwell Close

Leigh-On-Sea

SS9 4SN



- Charming Three Bedroom Terraced House
- No Onward Chain
- South Facing Lounge With Patio Doors Onto The Rear Garden
- Separate Fitted Kitchen
- South Backing Rear Garden
- Detached Garage & Additional Off Street Parking

## Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033



Home Of Leigh are excited to offer for sale this charming three bedroom terraced house which has been in the same family for over 50 years since it was first built and benefits from a sunny south backing rear garden, a detached garage with additional parking plus the huge added benefit of no onward chain.

The accommodation includes a spacious entrance hall, ground floor cloakroom, a south facing lounge with patio doors out onto the rear garden plus a separate fitted kitchen, whilst to the first floor there are three bedrooms and a three piece shower room.

Externally the property offers a south backing rear garden, a detached garage and additional off street parking.





### Accommodation Comprises

Double glazed entrance door leading to:

#### Entrance Hall

27'8 x 5'9

A great size entrance hall with stairs leading to the first floor accommodation, carpeted, built-in storage cupboard, double glazed door to garden, radiator. Doors to:

#### Ground Floor Cloakroom

5'3 x 2'8

Two piece suite comprising; low level WC, wash hand basin, carpeted, radiator.

#### Lounge

17'5 x 11'4

Double glazed patio doors to rear giving access to the garden, carpeted, feature brick built fireplace with tiled hearth, coved ceiling, dado rail. Doorway to:



### **Kitchen**

11'4 x 8'9

Double glazed window to front aspect. The kitchen is fitted to include a modern one and a quarter bowl sink unit with mixer tap inset into a range of rolled edge worksurfaces with cupboards and drawers beneath, built-in oven and grill with four ring electric hob and extractor hood above, appliance space and plumbing for washing machine and further recess for fridge freezer, further range of matching eye level wall mounted units, tiled flooring, radiator, door to hallway.

### **First Floor Landing**

13'3 x 5'9

Carpeted, access to loft space, two built-in storage cupboards. Doors to:

### **Bedroom One**

16'1 x 11'5

Double glazed window to front aspect, carpeted, fitted wardrobes to the expanse of one wall, radiator.

### **Bedroom Two**

11'9 max x 11'1

Double glazed window to rear aspect, carpeted, radiator.

### **Bedroom Three**

8'1 x 7'9

Double glazed window to front aspect, carpeted, radiator.

### **Shower Room**

7'9 x 5'7

Double glazed obscure window to rear aspect. Three piece suite comprising; fully tiled shower cubicle, pedestal wash hand basin with mixer tap, low level WC, fully tiled to surrounding walls, heated towel rail.

### **Externally**

#### **Rear Garden**

The property benefits from a sunny south facing rear garden which commences with a paved patio area to the immediate rear with the remainder being laid to lawn and enclosed by screen panelled fencing with access to:

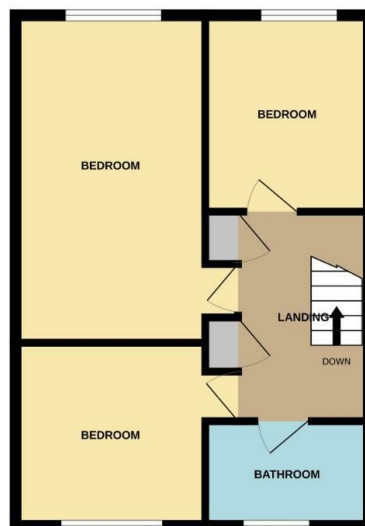
#### **Detached Garage**

With Up and Over door and additional off street parking to front.

GROUND FLOOR  
449 sq.ft. approx.



1ST FLOOR  
453 sq.ft. approx.



TOTAL FLOOR AREA: 902 sq.ft. approx.  
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## Property Details

3 Bedrooms  
2 Bathrooms  
1 Reception Rooms  
House - Terraced

Approx. sq ft  
EPC band: C  
Tenure: Freehold  
Council Tax Band: C

£335,000

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