



Rectory Grove, Leigh-On-Sea
£499,995

home.

44 Rectory Grove

Leigh-On-Sea

SS9 2HE



- Stunning Three Bedroom Terraced Family Home
- Prime Leigh on Sea Location Moments from Broadway
- Spacious Open Plan Lounge and Dining Room
- Bay Window and Feature Fireplace to Lounge
- Open Plan Family Room and Modern Kitchen
- Ground Floor W/C
- Principal Bedroom with En Suite Bathroom
- Four Piece Family Bathroom with Bath and Walk in Shower
- Within Catchment for Leigh North Street Primary School
- Rear Garden with Decking Lawn and Rear Access Gate

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 Estate Agents are delighted to offer for sale this stunning three bedroom terraced home, perfectly positioned in the heart of Leigh-on-Sea, just moments from Leigh Broadway, within easy reach of Leigh Station and within catchment for the highly regarded Leigh North Street Primary School.

Beautifully presented throughout, this attractive property effortlessly combines character, space and modern family living. The charming frontage, complete with a black and white chequered tiled pathway and storm porch, creates an immediate sense of kerb appeal. Internally, a welcoming entrance hall leads through to a spacious open plan lounge and dining room, featuring a large bay window to the front and a feature fireplace, creating a bright and inviting living space.

To the rear, the property opens into a superb family room and kitchen, designed for modern lifestyles. The kitchen offers fitted appliances, ample storage and generous workspace, whilst the family area provides an ideal setting for everyday living and entertaining. Doors open directly onto the rear garden, creating a seamless connection between inside and out. A downstairs W/C completes the ground floor accommodation.

Upstairs, there are three excellent size bedrooms, all capable of accommodating double beds. The principal bedroom benefits from a large bay window and its own en suite bathroom, whilst the remaining bedrooms are served by a stylish four piece family bathroom featuring a walk-in shower and separate bath.

Externally, the rear garden offers a raised decking area, lawn and rear gate access, providing a fantastic outdoor space to enjoy throughout the year.

Accommodation Comprises

The property commences with a front garden with slate chippings and checkerboard tiled pathway leading to the storm porch with matching checkerboard tiles, external lighting. Composite entrance door with double glazed obscure panel leading into:

Entrance Hallway

Mat well, wood effect laminate flooring, skirting, radiator, coved cornice, ceiling light, carpeted stairs leading to the first floor, door to lounge and dining room.

Lounge

12'0 x 10'7

Wood effect laminate flooring, skirting, coved cornice, ceiling light, double glazed window to the front aspect with shutters, feature cast iron fireplace with wooden surround and slate hearth, fitted shelving to alcove space. Open to:

Dining Room

11'1 x 11'1

Wood effect laminate flooring, skirting, coved cornice, ceiling light, double glazed window to the rear aspect, access to the understairs storage cupboard, radiator. Door to:

Downstairs WC

Black and white checkerboard tiled flooring, tiled skirting, spotlight with sensor, extractor fan, wash hand basin with storage beneath, tiled splashback, WC.

Kitchen/Family Room

22'5 x 9'1

Wood effect laminate flooring, skirting, radiator, coved cornice, spotlighting, double glazed windows to the side aspect and double glazed French doors leading to the rear garden. The kitchen is fitted to include a range of base units with a wooden worksurface, tiled splashback, inset sink with drainer and mixer tap, matching eye level wall mounted units, fitted fridge freezer, Ideal combi boiler (installed 2022), integrated tumble dryer, washing machine and dishwasher, Range cooker with eight ring gas burner and extractor over, tiled splashback.

First Floor Landing

Carpeted, skirting, ceiling light, coved cornice, access to part boarded and insulated loft, airing cupboard, radiator. Doors to:

Bedroom One

13'11 x 11'10

Wood effect laminate flooring, skirting, coved cornice, ceiling light, double glazed bay window to front aspect with shutters, fitted wardrobe, radiator. Door to:

En-Suite

Tiled flooring and skirting, spotlighting, extractor fan, double glazed obscure window to front aspect, WC, wash hand basin with mixer tap, walk-in tiled corner shower cubicle, shaver socket, heated towel rail.

Bedroom Two

10'8 x 9'3

Wood effect laminate flooring, skirting, coved cornice, ceiling light, double glazed window to rear aspect, radiator.





Bedroom Three

11'3 x 8'3

Wood effect laminate flooring, skirting, coved cornice, ceiling light, double glazed window to rear aspect, radiator.

Bathroom

11'2 x 6'1

Tiled flooring with underfloor heating, part tiled walls, coved cornice, spotlighting, extractor fan, double glazed obscure window to side aspect, wash hand basin with mixer tap and storage beneath, illuminated mirror and shaver socket, bath with mixer tap, WC, walk-in tiled shower cubicle with Rainfall shower head, heated towel rail.

Externally

Rear Garden

The rear garden commences with a wooden decking area, external power, lighting and water tap, storage shed (to remain), side access. The remainder of the garden is laid to lawn with a raised flower bed border.

Further gate to rear allowing shared access to Lymington Avenue.

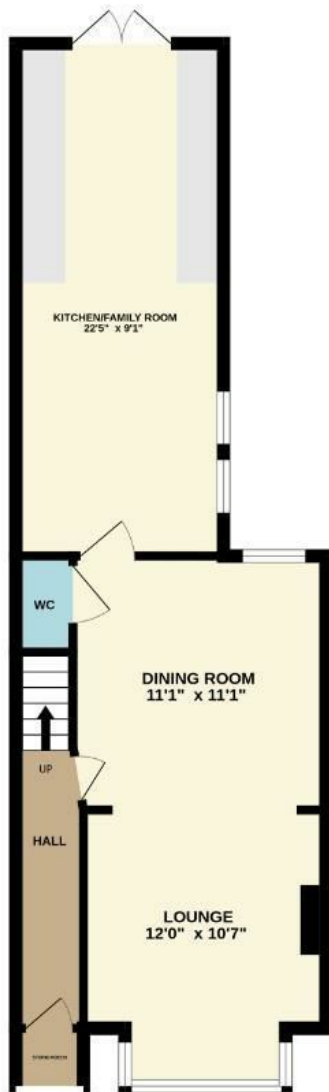








GROUND FLOOR
565 sq.ft. approx.



1ST FLOOR
527 sq.ft. approx.



TOTAL FLOOR AREA: 1032 sq.ft. approx.
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Property Details

3 Bedrooms
2 Bathrooms
2 Reception Rooms
House - Terraced

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

£499,995

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