

Leighville Grove, Leigh-On-Sea

£489,995

home.

53 Leighville Grove
Leigh-On-Sea
SS9 2HU

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- Stylish Two Bedroom Cottage Situated Just Off Rectory Grove
- Cosy Lounge With Log Burner & Separate Dining Room
- Fitted Kitchen & Ground Floor Shower Room
- Useful Loft Room
- Fabulous West Backing Rear Garden
- Within Walking Distance Of The Bustling Broadway, Old Town & Mainline Railway Station



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 super excited to offer for sale this very smart and stylish two bedroom cottage which is situated just off Rectory Grove and therefore within walking distance of the bustling Broadway as well the old town and mainline railway station giving direct access to London Fenchurch Street.

The accommodation comprises; entrance porch, a cosy lounge with log burner, separate dining room with stairs leading to the first floor as well as access into the fitted kitchen and a ground floor shower room.

To the first floor there are two well proportioned bedrooms both with fitted wardrobes whilst to the second floor there is a useful loft room, currently being used as a dressing room.

Externally the property has the added benefit of not having a fabulous west backing rear garden, but is larger than average and spans across two properties to the rear, creating a wonderful extra garden area with a purpose built garden/storage room.

Located on Leighville Grove in the heart of Leigh on Sea, this charming property is perfectly positioned for the Broadway and its extensive range of shops, bars, restaurants and boutiques, as well as being within a short stroll of Old Leigh and mainline railway station, giving direct access to London Fenchurch Street.

Accommodation Comprises
The property is approached via hardwood entrance door leading to:

Entrance Porch
4'`1 x 2'8
With tiled flooring, door to:

Lounge
13'1 x 12'1
Double glazed window to front aspect, wood flooring, coved cornice to ceiling, smooth plastered ceiling, picture rail, feature fireplace with inset log burner with tiled hearth, radiator, door leading through to:

Dining Room
11'3 x 11'1
Double glazed window to rear aspect, wood flooring, stairs leading to the first floor landing with under stairs storage cupboard, smooth plastered ceiling, picture rail, radiator, doorway through to:

Kitchen
11'7 x 7'5
Double glazed window to side aspect with adjacent door to garden. The kitchen is fitted to include a stainless steel sink unit with mixer tap, inset into a range of work surfaces with cupboards and drawers beneath, appliance space for cooker, fridge/freezer and plumbing for washing machine, further range of matching eye level wall mounted units, tiled flooring, door to:

Ground Floor Shower Room
6'9 x 6'9
Double glazed obscure window to rear aspect, modern three piece suite comprising; fully tiled walk-in shower cubicle, low level WC, pedestal wash hand basin, smooth plastered ceiling with inset spotlighting, heated towel rail.

First Floor Landing
Which is carpeted, doors to:

Bedroom One
11'1 x 10'1
Two double glazed windows to front aspect, carpeted, twin built-in alcove wardrobes with central built-in drawers, smooth plastered ceiling, picture rail, radiator.







Bedroom Two

11'3 x 9'1

Double glazed window to rear aspect, carpeted, smooth plastered ceiling, built-in wardrobe housing storage and boiler (not tested), radiator, door with stairs leading to the second floor loft room.

Loft Room

11'9 x 6'9

Velux window to side aspect, carpeted, built-in eaves storage cupboard.

Externally

Rear Garden

The property benefits from a larger than average west backing rear garden which commences with a decked patio area to the immediate rear with side access to the front. There is a further paved patio area beyond this creating a great space for outside dining and entertaining with the remainder of the garden neatly laid to lawn and enclosed by screen panelled fencing with inset flower and shrub borders. To the extreme rear, the garden fans out either side of the flanking properties providing a further garden area with access to a garden shed measuring 19'1 x 10'1 which has power and lighting connected.








AMALFI


TOO BUSY
CREATING
MY
DREAM
LIFE


BET YOU LOOK GOOD ON THE DANCE FLOOR.
I STAY OUT TOO LATE







Property Details

2 Bedrooms
1 Bathrooms
2 Reception Rooms
House

Approx. 516.67 sq ft
EPC band: D
Tenure: Freehold
Council Tax Band: C

£489,995

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