



West Street, Leigh-On-Sea

£450,000

home.

9 West Street

Leigh-On-Sea
SS9 1QG

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- Delightful Cottage
- Two Bedrooms
- Central Leigh Location
- Open Plan Lounge/Diner
- Separate Kitchen & Utility Area
- West Backing Rear Garden
- Close to Leigh Broadway & Mainline Railway Station
- Westleigh School Catchment

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 excited to present this delightful two-bedroom cottage on West Street which offers a perfect blend of comfort and convenience. The property is ideally situated in central Leigh, placing you just a stone's throw away from the vibrant Broadway, where you can enjoy a variety of shops, cafes, and local amenities.

As you enter this inviting home, you will appreciate the warm and welcoming atmosphere that it exudes. The two well-proportioned bedrooms provide ample space for relaxation and rest, making it an ideal choice for couples, small families, or those seeking a peaceful retreat.

One of the standout features of this cottage is its west-facing garden, which is perfect for enjoying the afternoon sun. This outdoor space offers a wonderful opportunity for gardening enthusiasts or simply a lovely area to unwind after a long day.



With its prime location and charming character, this cottage is not just a house; it is a place where you can create lasting memories. This property presents an excellent opportunity to embrace the delightful lifestyle that Leigh-On-Sea has to offer. Do not miss the chance to make this lovely cottage your new home.



Accommodation Comprises

The property is approached via a covered entrance porch to a part opaque double glazed composite entrance door leading into:

Lounge Diner

25'1" x 12' x 9'3"

Wooden flooring, double glazed bay window to front aspect and double glazed Sash window to rear., picture rail, two ceiling light, feature open fireplace with exposed brick chimney breast, stone hearth, decorative surround and mantle, fitted alcove storage cupboards and shelving, door to stairs leading to first floor with cupboard under, two radiators. Through to:

Kitchen

9'0" x 6'11"

Tiled flooring, double glazed window and part double glazed door to the side, range of base units with wooden worksurfaces and matching eye level wall mounted units, Butler sink with drainer and mixer tap, integrated oven with four ring gas hob and extractor over, integrated dishwasher, tiled splashbacks, own lights. Through to:

Utility Area

Continuation of tiled flooring, double glazed window to rear, space and plumbing for washing machine, space for fridge freezer, wall mounted boiler, radiator.

Cloakroom

Tiled flooring, double glazed obscure window to side aspect, wall mounted wash hand basin with monobloc tap, tiled splashbacks, WC, radiator.

First Floor Landing

Dado rail, picture rail, access to loft space. Doors to:

Bedroom One

12'0 x 11'6

Wood flooring, two double glazed Sash windows to front aspect, picture rail, feature cast iron fireplace with mantle and mirror over, built in cupboards/wardrobes to alcoves, ceiling light, radiator.

Bedroom Two

11'0 x 9'0

Carpeted, double glazed Sash window to rear aspect, picture rail, part panelled walls, radiator.

Bathroom

9'0 x 6'11

Tiled flooring, part tiled walls, double glazed obscure window to rear aspect, panelled bath with central mixer tap, pedestal wash hand basin with monobloc tap, WC, shower cubicle, feature cast iron fireplace, heated towel rail.

Externally

Rear Garden

West facing rear garden measuring approx 55ft commencing with slate paved

patio with the remainder being laid to lawn with shrubs. Timber shed, outside light and electric point, pedestrian side access, outside light, tap and electric point.

Front Garden

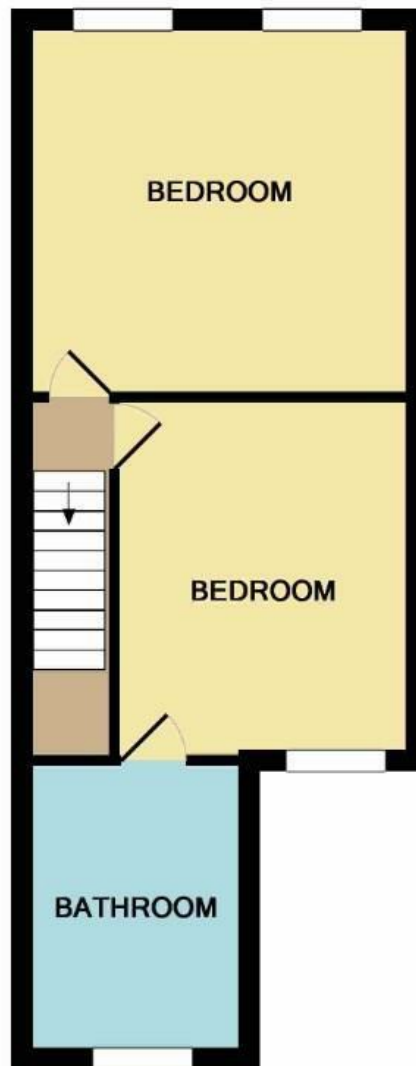
Slate paved pathway mainly being shingled, hedging to the boundaries and outside light.







GROUND FLOOR
APPROX. FLOOR
AREA 363 SQ.FT.
(33.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 328 SQ.FT.
(30.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 691 SQ.FT. (64.2 SQ.M.)

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Property Details

2 Bedrooms
null Bathrooms
null Reception Rooms
House

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

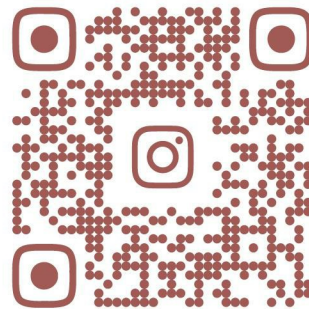
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home.



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