



ARTERIAL ROAD

LEIGH-ON-SEA, SS9 4DJ

£450,000
FREEHOLD

**** EXTENDED THREE/FOUR BEDROOM HOUSE WITH GENEROUS PARKING FOR THREE CARS
AND A SOUTH FACING GARDEN - MODERN BATHROOM AND ADDITIONAL SHOWER ROOM ****

RP&C.
RICKY, PLANT  CHEN-PORTER

ARTERIAL ROAD

- Versatile and extended three/four bedroom house
- Luxury kitchen withan extensive range of storage cupboards
- Playroom/bedroom four (garage conversion)
- Grand brick built conservatory with access to the garden
- Guest shower & utility room
- Three first floor bedrooms and modern family bathroom
- Double glazed windows & gas central heating
- South facing garden with raised decked patio & parking for three vehicles via an independent driveway
- Edwards Hall, Eastwood Primary and Eastwood Academy school catchment
- Easy access onto the a127, local parks, shops and major supermarkets



RP&C Estate Agents are delighted to bring to the market this versatile and deceptively spacious three/four bedroom family home, offering an excellent amount of living accommodation together with a particularly useful additional reception room/bedroom, generous garden and parking for three vehicles.

Situated on Arterial Road within the popular Eastwood area of Leigh-on-Sea, the property is ideally positioned for families looking for practical living space, whilst remaining within easy reach of a wide range of local amenities, schools, green spaces and transport links.

Upon entering, a welcoming entrance porch leads through to a main living room, providing a comfortable principal reception space for everyday family life and entertaining. From here, access is provided to a highly versatile playroom/fourth bedroom, which was originally the property's garage and could therefore be utilised in a variety of ways depending upon the purchaser's requirements, ideal as a children's playroom, home office, additional bedroom, gym or hobby room.

The property benefits from a modern fitted kitchen, positioned conveniently between the main living accommodation and the rear of the house, with access through to a particularly attractive brick-built

conservatory, creating a lovely additional reception space overlooking the garden and providing a pleasant setting for dining or relaxing.

Further practical accommodation includes a separate utility room and a ground-floor shower room, adding excellent functionality for busy family living.

To the first floor are three well-proportioned bedrooms, complemented by a modern family bathroom. The property is further enhanced by double glazing and gas-fired central heating throughout.

Externally, the rear garden provides an excellent outdoor space, featuring a slightly raised decking area, perfect for outdoor seating and entertaining, with the remainder of the garden laid to low-maintenance artificial lawn and enclosed by fenced boundaries. To the front, the property benefits from off road parking for approximately three decent-sized vehicles, a valuable feature for a family home.

The location offers convenient access to a range of local amenities, with supermarkets and everyday shopping facilities available nearby, including Lidl, Tesco and Byfords Food Hall. Families are also well served by a selection of nearby schools, including Eastwood Primary School & Nursery, Fairways Primary School, Edwards Hall Primary School and The

Eastwood Academy.

For commuters, Leigh-on-Sea railway station is approximately 1.7 miles away, providing rail services towards London and the wider South Essex area, whilst the surrounding road network offers convenient access towards Leigh, Southend and beyond.

With its flexible accommodation, useful ground-floor additional room, modern kitchen and bathrooms, conservatory, generous garden and substantial off-road parking, this is a home that offers genuine versatility for a growing family.

An internal viewing is highly recommended to fully appreciate the size, flexibility and excellent potential this property has to offer.

Entrance Porch

Lounge 17'7 x 12'3

Playroom/Bedroom Four 19'3 x 6'1

Kitchen 17'6 x 8'6

Conservatory 14'4 x 12'0

Guest Shower Room/Utility Room 11'3 x 6'3

First Floor Landing

Bedroom One 17'8 x 12'5

Bedroom Two 10'4 x 8'7

Bedroom Three 8'4 x 7'1

Modern Family Bathroom

South Facing Rear Garden

The garden opens onto an attractive timber decked seating area, perfect for outdoor living, before flowing into a generous expanse of artificial turf bordered by carefully landscaped flower and shrub beds. The garden is fully enclosed by fencing and benefits from an outside water tap.

Front

An independent driveway provides parking for three cars via a dropped kerb driveway.

Parking Access

Applicant are advised to proceed along Bellhouse Lane, a turning directly off of the A127. Turn into Bellhouse Crescent, proceed to the end of this road and turn right, 160 Arterial Road SS9 4DJ can be found just on the right hand side.

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ADDITIONAL INFORMATION

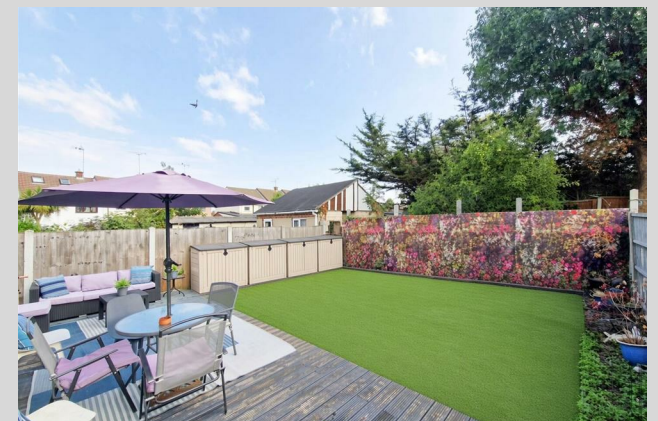
Local Authority – Southend

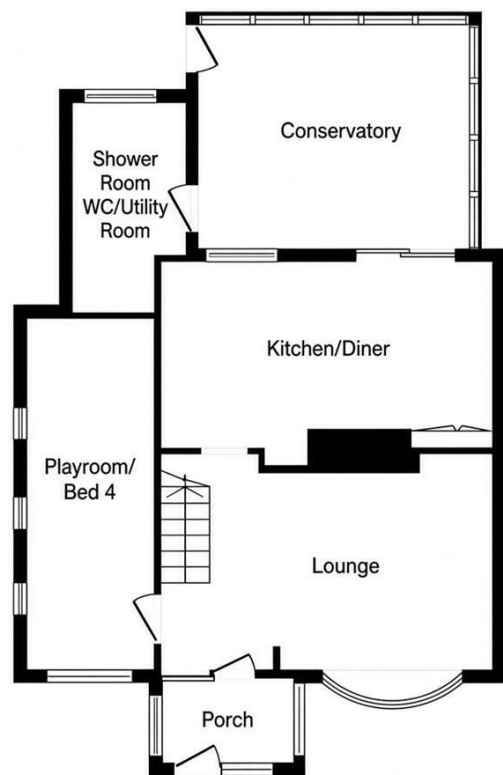
Council Tax – Band C

Viewings – By Appointment Only

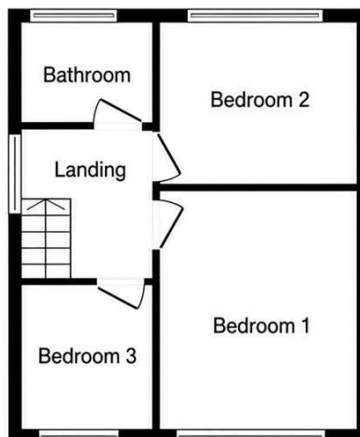
Floor Area – 1044.00 sq ft

Tenure – Freehold





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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