



Crescent Road, Leigh-On-Sea

£825,000

home.

43 Crescent Road

Leigh-On-Sea

SS9 2PF



- Spacious Four Bedroom Detached House
- No Onward Chain
- Marine Estate
- offers huge amounts of potential for further development
- Lounge & Separate Dining Room
- Kitchen/Breakfast Room & Double Glazed Conservatory Overlooking The Rear Garden
- Separate Utility Room & Garden Room
- Large West Backing Rear Garden
- Garage & Workshop
- perfectly positioned For Leigh Broadway, Old Town & Mainline Railway Station

Interested?

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Home Of Leigh are very excited to offer sale this surprisingly spacious four bedroom detached house which still offers huge amounts of potential for further development and which not only sits on a generous size west backing plot, but is being sold with no onward chain.

The accommodation comprises; entrance porch, a large entrance hall, ground floor cloakroom, lounge, separate dining room, fitted kitchen/breakfast room plus a huge double glazed conservatory overlooking the rear garden. There is also a separate utility room and garden room to the ground floor.

To the first floor there are four well appointed bedrooms and a three piece shower room, whilst externally the property benefits from a large west backing rear garden, ample off street parking to the front and a garage with additional work shop.

Located on Crescent Road in the heart of the sought after Marine Estate and within the West Leigh School Catchment area, this large family home is perfectly positioned for access into the Broadway with its extensive range of shops, bars, restaurants and boutiques. The Old Town and Leigh mainline railway station is also within a short stroll giving direct access into London Fenchurch Street.



Accommodation Comprises

The property is approached via double glazed French doors leading to:

Entrance Porch

10'9 x 3'1

Tiled flooring, double glazed windows to front aspect, tiled flooring. Further part double glazed entrance door leading to:

Entrance Hall

18'8 x 11'2 max

A great size entrance hall with double glazed obscure lead light window to front aspect, carpeted, coved cornice to ceiling, two ceiling roses, picture rail, dado rail, stairs leading to the first floor accommodation with large understairs storage cupboard, radiator. Doors to:

Ground Floor Cloakroom

3'6 x 2'5

Double glazed lead light obscure window to side aspect. Two piece suite comprising; low level WC, wall mounted wash hand basin, fully tiled to surrounding walls.

Lounge

17'6 x 14'1

A great size main reception room with double glazed bay window to front aspect, carpeted, coved cornice to ceiling, plate rack, three wall light points, feature fireplace with wooden surround and alcove storage and shelving, radiator. Archway through to:

Dining Room

14'6 x 10'6

Double glazed windows and French doors to conservatory, carpeted, coved cornice to ceiling, plate rack, radiator.

Double Glazed Conservatory

22'9 x 16'7

An incredible conservatory with double glazed windows to rear and side aspects with door to side and double glazed French doors to rear giving access to the garden, slate tiled flooring throughout, wall mounted electric heater. Door to:

Utility Room

16'6 x 7'6

Double glazed window and door to garden room, double drainer, stainless steel sink unit inset into range of rolled edge worksurfaces with an abundance of cupboards beneath and appliance space and plumbing for washing machine and tumble dryer, matching eye level wall mounted units, tiled flooring, door to garage.

Garden Room

11'1 x 9'1

Double glazed windows to side and rear aspect, tiled flooring, exposed brick work to surrounding walls and double glazed door to garden.

Kitchen

15'1 x 11'5

Double glazed windows to rear and side aspect with adjacent door giving access to the conservatory. The kitchen is fitted to include a 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 matching grill with four ring electric hob and extractor hood above, further range of matching eye level wall mounted units, integrated dishwasher, appliance space for American style fridge freezer, coved to smooth plastered ceiling, tiled flooring, radiator.

First Floor Landing

14'7 x 11'7 < 2'1

Double glazed lead light window to side aspect, carpeted, coved ceiling, picture rail. Doors to:

Master Bedroom

14'3 x 10'8

Double glazed window to rear aspect, carpeted, coved ceiling, extensive range of fitted wardrobes with ample hanging space, storage and drawers, radiator.

Bedroom Two

14'2 x 10'11

Double glazed window to front aspect, carpeted, coved ceiling, range of fitted wardrobes to the expanse of one wall with mirror fronted sliding doors, two wall light points, radiator.

Bedroom Three

10'8 x 9'3 plus depth of wardrobe

Double glazed window to rear aspect, carpeted, coved ceiling, extensive range of fitted floor to ceiling wardrobes to the expanse of one wall - one housing hot water tank and wall mounted boiler (n/t).

Bedroom Four

11'3 x 6'8

Double glazed window to front aspect, carpeted, coved ceiling, radiator.

Shower Room

7'11 x 5'2

Double glazed lead light obscure window to side aspect. Three piece suite comprising; fully tiled shower cubicle, low level WC, wash hand basin with mixer tap and vanity storage beneath, three quarter tiles to surrounding walls, coved ceiling, heated towel rail.



Externally

Rear Garden

The property benefits from a great size west backing 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 garden shed and greenhouse (to remain), side access to front.

Front Garden

The front of the property is block paved providing off street parking for several vehicles.

Garage

17'7 x 8'3

With double open doors to side aspect. Door to:

Workshop

8'1 x 8'1

Range of workbenches and storage, door to utility room.

Agents Note

The vendor has advised that the property was tested for subsidence back in 1970, and the movement was due to 2 trees in the front garden which were removed and there has been no problems since.





GROUND FLOOR



1ST FLOOR



Property Details

4 Bedrooms
1 Bathrooms
2 Reception Rooms
House

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

£825,000

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