



MULTIPLE PARKING SPACES * ROOF TERRACE WITH ESTUARY VIEWS * NO ONWARD CHAIN * FANTASTIC CENTRAL LOCATION * PRIVATE GARDEN * A surprisingly spacious, traditionally built fisherman's cottage set in an idyllic location in the heart of Leigh-on-Sea and just a stone's throw from Old Leigh and the Beachfront. Upon entering, you will discover an open-plan lounge/diner leading through to a fully fitted kitchen with the original wood flooring throughout. Upstairs you will find two good size bedrooms and a large, contemporary four-piece bathroom suite. Stairs rising to the second floor lead you into a master bedroom, boasting eaves storage and access to its own private roof terrace complete with estuary views. Externally, there is a delightful rear garden and off-street parking for two vehicles under a carport.

- Characterful fisherman's cottage
- Off-street parking for two vehicles
- Four-piece bathroom
- On the doorsteps of Old Leigh
- Leigh Broadway close-by
- Stunning sea views
- Three great size bedrooms
- Open plan lounge-kitchen
- Leigh Station within walking distance
- Much larger cottage than average

New Road

Leigh-on-Sea

£450,000

Offers In The Region Of



New Road



Perfectly situated, just moments from Leigh Old Town boasting an array of restaurants, pubs and tea gardens. Leigh Broadway and Station are also within a short walk away.

Frontage

Hardstanding area retained brick wall, external lighting, side access to two parking spaces and rear garden.

Lounge/Diner

22'5 x 11'12

Front entrance door into open plan lounge/diner, double glazed windows to front and rear aspects, stairs rising to the first floor, built in storage cupboards, brick feature fireplace, two radiators, solid wood flooring, door to:

Kitchen

11'75 x 7'0

Double glazed windows to side and rear, double glazed door to side opening to rear garden. Fitted kitchen comprising of; a range of wall and base level units, laminate work surfaces, tiled splashbacks, inset stainless steel sink with mixer tap and drainer unit, integrated oven with four ring gas hob and extractor unit above, space for dishwasher, washing machine and fridge/freezer, tiled flooring.

First Floor Landing

Smooth ceiling with pendant lighting, stairs rising to the second floor, carpeted flooring, doors to:

Bedroom Two

11'1 x 10'2

Double glazed window to front, picture rail,

built in wardrobes, radiator, exposed wooden floorboards.

Bedroom Three

8'12 x 7'3

Double glazed window to rear, picture rail, radiator, exposed wooden floorboards.

Bathroom

11'0 x 5'8

Double glazed obscure window to rear aspect. Four piece suite comprising; a walk in shower cubicle with power shower and secondary shower attachment, freestanding roll edge bath with wall mounted mixer tap, vanity unit wash basin, low level WC, heated towel rail, part tiled walls, dado rail, linoleum flooring.

Bedroom One

12'0 x 10'2

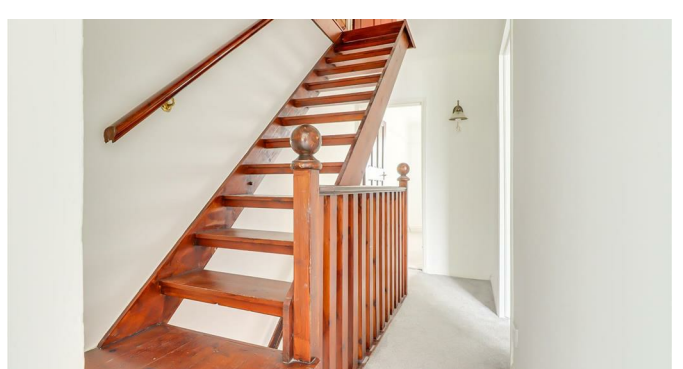
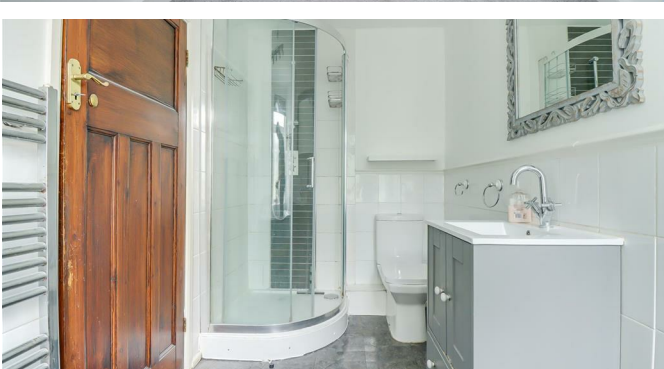
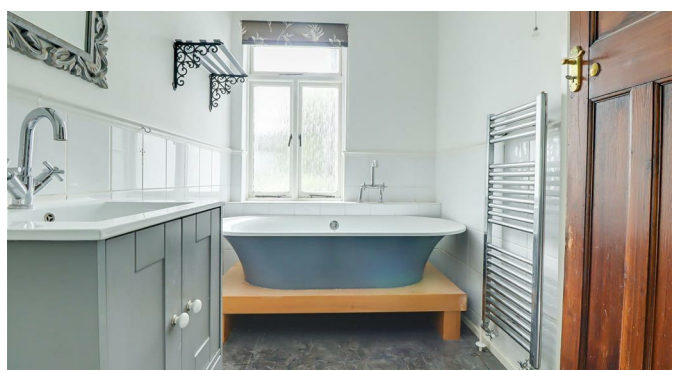
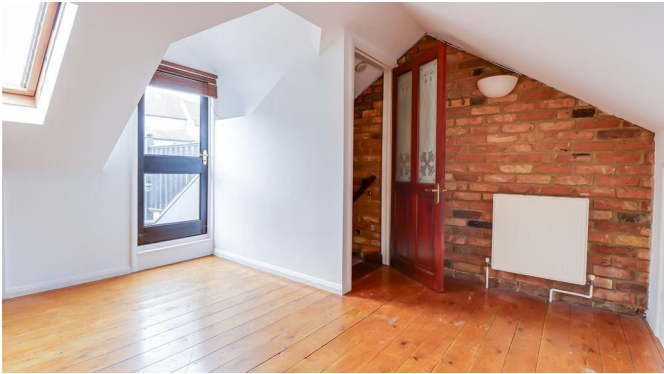
Double glazed Velux window to rear aspect, double glazed door to rear opening to balcony, smooth vaulted ceiling, wall mounted lights, stairs leading down to first floor landing, feature brick wall, eaves storage cupboards, radiator, solid wood flooring.

Balcony

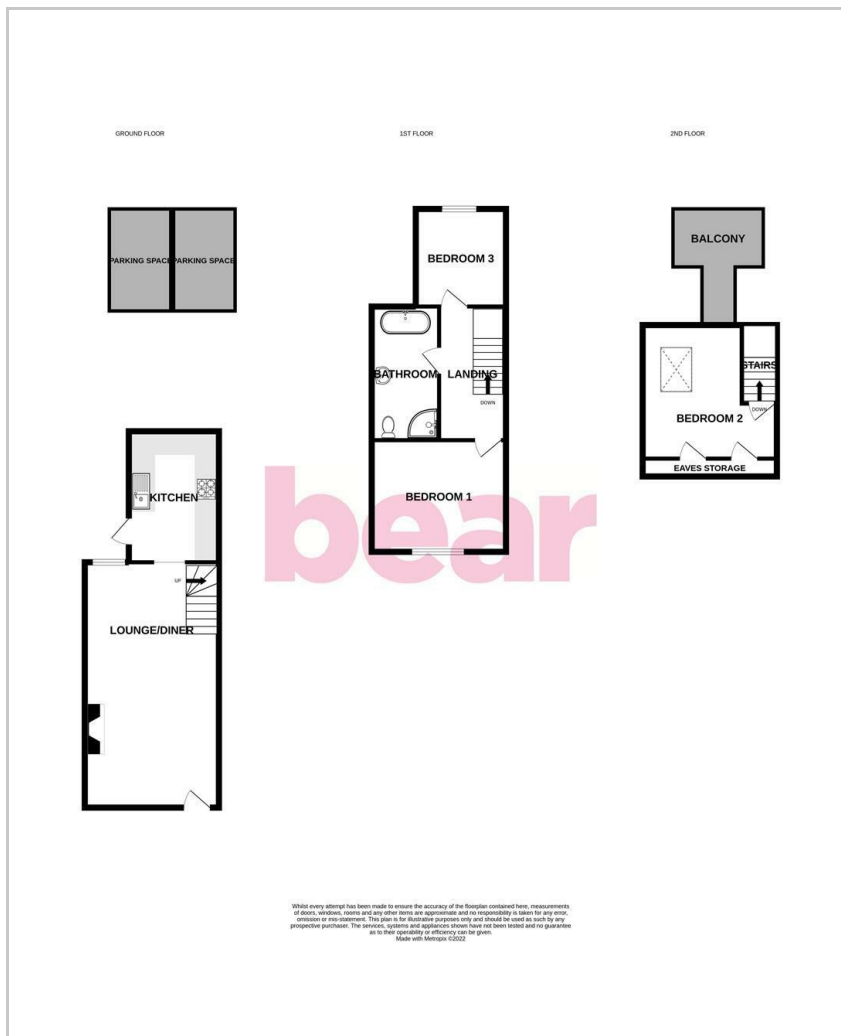
Private balcony overlooking the rear garden, decked area with wooden balustrade surrounding.

Rear Garden

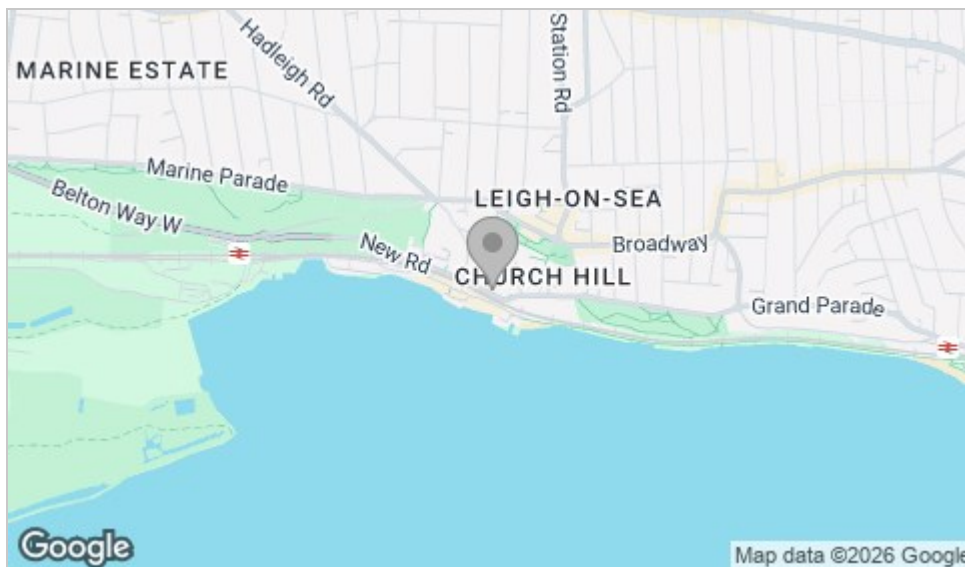
Decked seating area, remainder laid to woodlands, mature tree and shrub borders, carport at rear providing off street parking for two vehicles.



Floor Plan



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

