

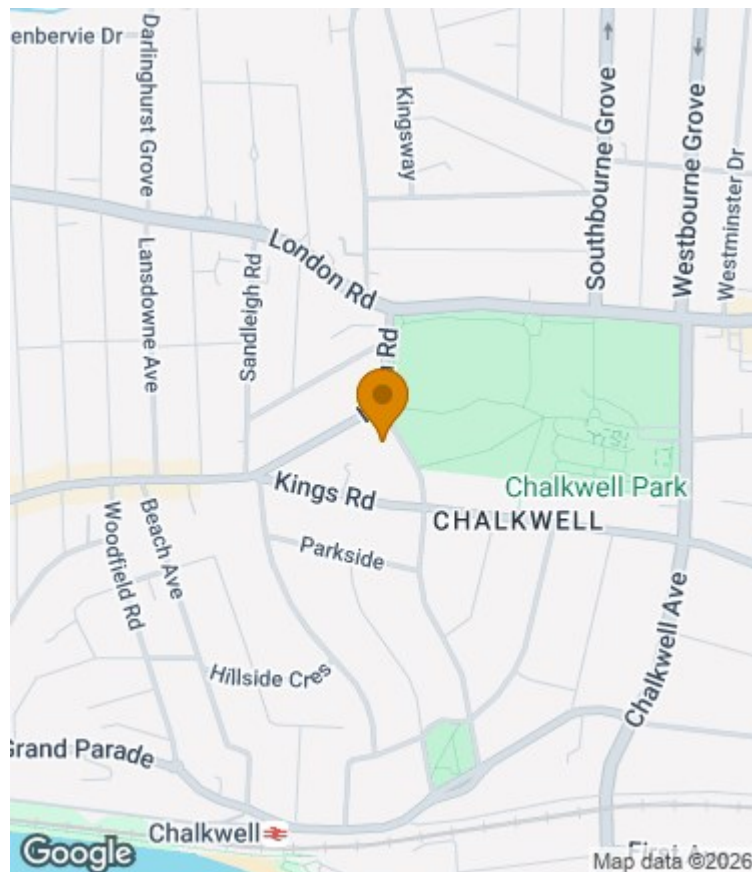


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Sales & Letting Office on 017027 10555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guideline and do not constitute any part of an offer or contract. Intending purchasers should rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representations



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ONE OF LEIGH'S MOST SOUGHT AFTER ROADS

OFFERING FABULOUS VIEWS OVER CHALKWELL PARK AND BEYOND

FOUR DOUBLE BEDROOMS

GARDEN ROOM

WALKING DISTANCE OF CHALKWELL STATION AND BROADWAY

A VERY RARE AND EXCITING OPPORTUNITY TO CREATE YOUR FOREVER HOME

SPACIOUS, IN EXCESS OF 2,000 SQ FT SEMI - DETACHED HOUSE

THREE RECEPTION ROOMS

WEST BACKING GARDEN IN EXCESS OF 70' & DRIVEWAY TO FRONT

CLOSE TO SOUGHT AFTER SCHOOLS

Old Leigh Road, Leigh On Sea

**Asking Price
£850,000**



WHAT & WHERE - SET ON ONE OF LEIGH'S MOST SOUGHT AFTER ROADS, THIS FABULOUS PERIOD HOUSE IS A REAL OPPORTUNITY TO CREATE YOUR FOREVER HOME THAT'S TRULY YOUR OWN. WHILE REQUIRING UPDATING, THAT IS WHAT MAKES IT SO EXCITING. RATHER THAN PAYING A PREMIUM FOR SOMEONE ELSE'S CHOICES, HERE YOU HAVE THE FREEDOM TO SHAPE THE HOUSE AROUND YOUR OWN STYLE. BENEFITTING FROM SUPERB VIEWS OVER CHALKWELL PARK, OFFERING OVER 2000 SQUARE FOOT OF ACCOMMODATION AND WITHIN WALKING DISTANCE OF CHALKWELL STATION, THE HOUSE ALSO OFFERS A WEST BACKING GARDEN THAT LENDS ITSELF TO RELAXED OUTDOOR LIVING.

WHY - THE WHY IS SIMPLE. HOUSES OF THIS CALIBRE IN THIS LOCATION SO RARELY COME TO THE MARKET AND WITH THE SCOPE TO CURATE YOUR FOREVER HOME IN YOUR OWN UNIQUE STYLE.

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Council Tax Band : F



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ENTRANCE HALL
11'10" x 11'6" (3.61m x 3.51m)

GROUND FLOOR CLOAKROOM
5'11" x 3'10" (1.80m x 1.17m)

LOUNGE
21'7" into bay x 12'5" (6.58m into bay x 3.78m)

DINING ROOM
15'5" into bay x 8'8" (4.70m into bay x 2.64m)

SITTING ROOM
18'1" into bay x 11'1" (5.51m into bay x 3.38m)

KITCHEN
13'7" reducing to 10'5" x 8'10" (4.14m reducing to 3.18m x 2.69m)

GARDEN ROOM WITH FRENCH DOORS ONTO GARDEN
12'1" x 8'1" (3.68m x 2.46m)

LANDING
15'11" x 12'10"2 plus door recess (4.85m x 3.66m plus door recess)

ENCLOSED BALCONY
11'10" x 4'6" (3.61m x 1.37m)

BEDROOM ONE
18'1" into bay x 12'5"2 (5.51m into bay x 3.66m)

BEDROOM TWO
15'1" x 11'1"12 (4.60m x 3.35m)

BEDROOM THREE
13' x 12'9" (3.96m x 3.89m)

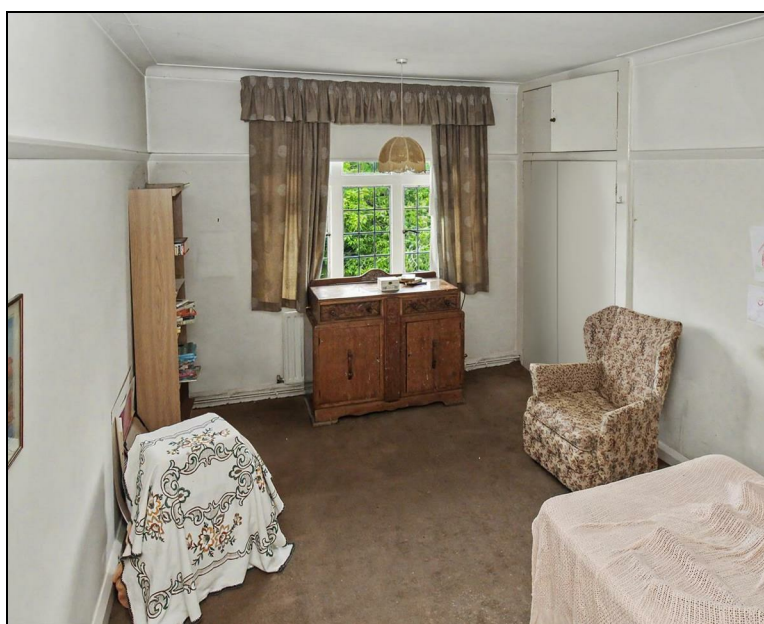
BEDROOM FOUR
13'7" x 8'6" (4.14m x 2.59m)

BATHROOM
8'8" x 7'9" (2.64m x 2.36m)

SEPARATE W.C
5' x 2'11" (1.52m x 0.89m)

BRICK BUILT UTILITY AREA
WEST BACKING REAR GARDEN
in excess of 70' (in excess of 21.34m)

DRIVEWAY TO FRONT
STUNNING VIEWS OVER CHALKWELL PARK



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