



* £400,000- £450,000 * Proudly positioned on the charming Leigh Hall Road in Leigh-on-Sea, this traditionally built semi-detached bungalow offers a delightful blend of comfort and potential. With two spacious double bedrooms, this property is perfect for those seeking a tranquil retreat while still being close to local amenities. The impressive open plan lounge diner creates a welcoming atmosphere, ideal for both relaxation and entertaining. The bungalow boasts a driveway that accommodates two vehicles, providing convenience for residents and guests alike. One of the standout features of this property is the additional loft room, which presents an exciting opportunity for further development, whether it be for extra living space or a home office, subject to planning permission. Situated just a short stroll from Leigh Station, the picturesque Old Town, and the beautiful Belfairs Woods and Golf Course, this location offers a perfect balance of leisure and accessibility. The surrounding area is rich in local charm, with a variety of shops, cafes, and parks nearby, making it an ideal choice for families, retirees, or anyone looking to enjoy the vibrant community of Leigh-on-Sea. With huge potential to extend to the rear or enhance the loft area, this bungalow is not just a home but a canvas for your future aspirations. Whether you are looking to settle down or invest, this property is a wonderful opportunity not to be missed.

- Character semi detached bungalow South of the London Road
- Two double bedrooms with additional extra large loft room
- Fitted kitchen
- Secluded rear garden
- Short stroll to Leigh Road and Broadway shopping facilities
- Driveway for two vehicles
- Open plan lounge diner leading to rear garden
- Downstairs shower room
- Huge potential to extend to rear and/or make more use of loft space STP
- Chalkwell Beach and Park close by, whilst Leigh Station is also within walking distance

Leigh Hall Road

Leigh-On-Sea

£400,000

Price Guide



Leigh Hall Road



ENTRANCE: A front door featuring a glass panel that leads into an entrance hallway

HALLWAY: Exposed wooden flooring, wall-mounted radiator, cast-iron spiral staircase to loft, picture and dado rails, with access doors

BEDROOM ONE: 13' 8" x 10' 2" (4.19m x 3.10m)
Front-facing glazed window with shutters, wall-mounted radiator, exposed wooden flooring, ornate cast-iron fireplace with tiled inserts, and a picture rail

BEDROOM TWO: 11' 8" x 10' 0" (3.56m x 3.07m)
Front-facing window with shutters, exposed wooden flooring, wall-mounted radiator, picture rail, distinctive cast-iron fireplace, and a built-in storage cupboard

SHOWER ROOM: 7' 4" x 4' 3" (2.24m x 1.32m)
Equipped with a three-piece suite, including a low-level WC, a washbasin set within a vanity unit, and a shower with a wall-mounted electric shower. There's also a wall-mounted radiator, a glazed window to the side, and exposed wooden flooring

LOUNGE/DINER 19' 5" x 14' 9" (5.92m x 4.5m)
A glazed window with shutters and French doors leading to the rear garden, exposed wooden flooring, wall-mounted radiator, a distinctive cast iron fireplace, built-in cupboard, picture rail, and an opening that leads onto the kitchen

KITCHEN 8' 2" x 6' 0" (2.49m x 1.83m)
Glazed window to side elevation, tiled floor, an array of base units and drawers, room for an

under-counter fridge, freezer, cooker, and washing machine, a countertop with a stainless steel sink and drainer, and partially tiled splash backs.

LOFT ROOM (CURRENTLY USED AS MAIN BEDROOM BY VENDOR): 18' 2" x 15' 2" (5.54m x 4.62m)
Dormer window with glass panels at the front, wooden flooring exposed, storage in the eaves, and a distinctive freestanding bathtub on an elevated and tiled surface

REAR GARDEN: Secluded back garden accessible via steps from the living room, featuring a paved seating section, with the remainder predominantly landscaped with grass and shed included.

Agents Notes:
Council tax band: C



Floor Plan

GROUND FLOOR

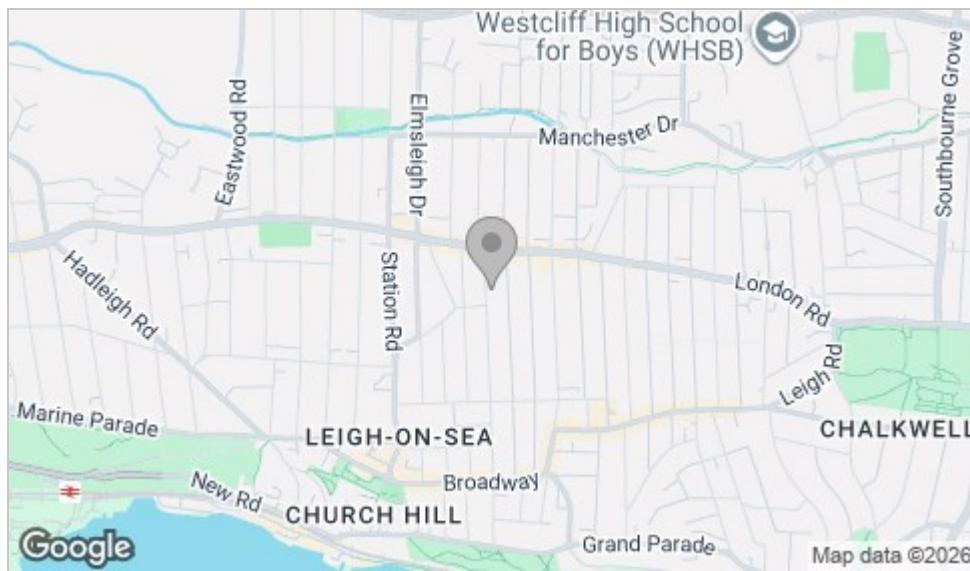
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. Any prospective purchaser should satisfy themselves as to the accuracy of these details. Measurements given are in metres. Made with Metricool 2.0.0.0



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E		50
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	