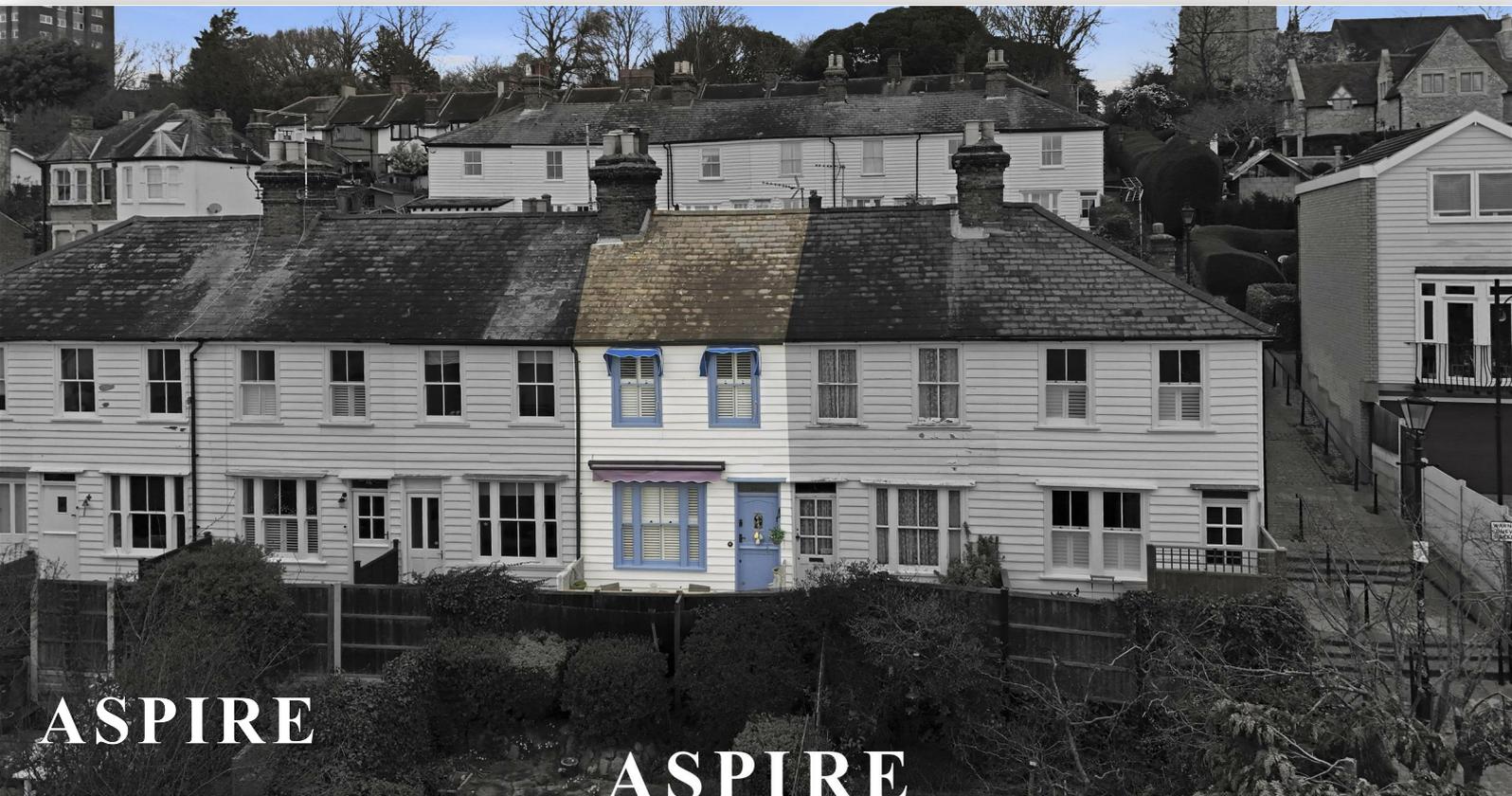


*To arrange a viewing contact us
today on 01268 777400*



Norman place, Church Hill, Leigh-On-Sea £450,000

Aspire are pleased to present this charming two-bedroom terraced fisherman's cottage, beautifully blending character features with modern design, and perfectly positioned within the sought-after Leigh Conservation Area.

Set on the picturesque Church Hill, just moments from Leigh Steps, this unique home offers a lifestyle as much as a property. From the moment you step inside, you're welcomed by a warm and inviting feel, with original features such as wooden flooring, sash windows, and feature fireplaces seamlessly paired with stylish modern upgrades.

The ground floor offers a spacious and flowing layout, including a bright lounge with log burner, a separate dining room, and a stunning modern kitchen complete with solid wood worktops and a standout Smeg range cooker—ideal for both everyday living and entertaining.

Upstairs, the property continues to impress with two well-proportioned bedrooms, with the principal room enjoying lovely sea views, adding to the charm and coastal feel of the home. A beautifully finished bathroom with a rolled top claw foot bath completes the accommodation.

Externally, the home benefits from a south-facing courtyard garden—perfect for relaxing in the sun—as well as a tiered rear garden with seating areas and a shed, offering both practicality and outdoor enjoyment.

Located just a short walk from Leigh Broadway, Old Leigh, and Leigh Station, this home is ideally placed for commuters and those looking to enjoy everything this vibrant coastal town has to offer.

Lounge – 11'5 x 10'6 (3.48m x 3.20m)

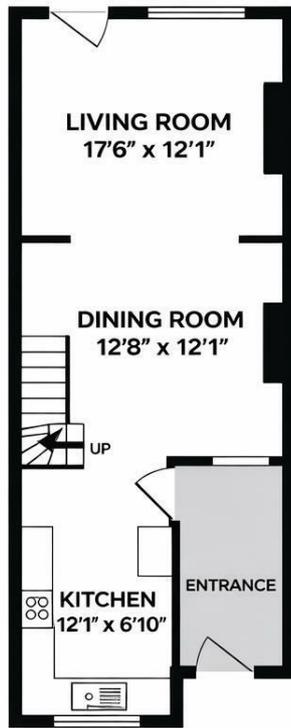
Dining Room – 11'5 x 11'2 (3.48m x 3.40m)

Kitchen – 13'2 x 6'11 (4.01m x 2.11m)

Bedroom One – 11'5 x 10'6 (3.48m x 3.20m)

Bedroom Two – 11'2 x 6'2 (3.40m x 1.88m)

Bathroom – 8'6 x 6'11 (2.59m x 2.11m)

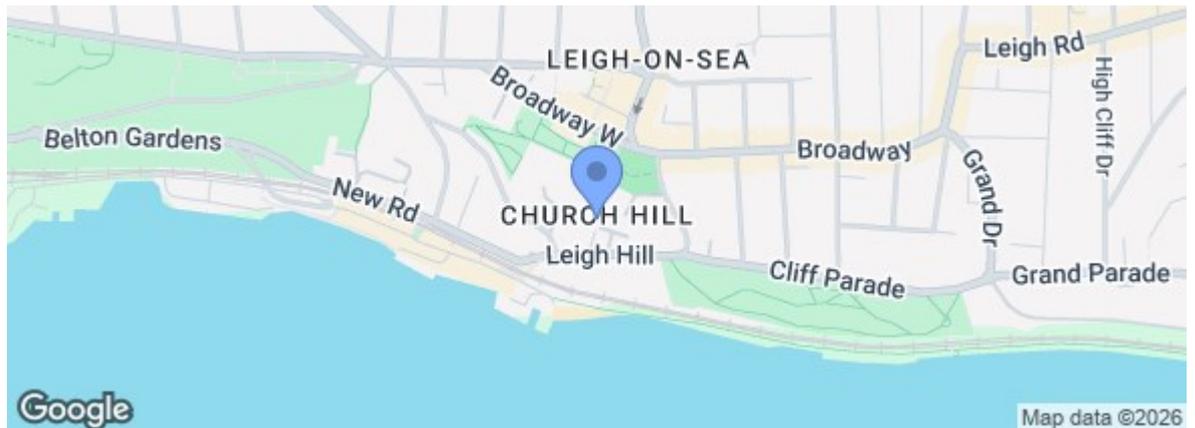


GROUND FLOOR



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



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.