



Collins Way, Leigh-on-Sea  
Offers Over £380,000

home.

# 28 Collins Way

Leigh On Sea  
SS9 5UN



- Charming Three Bedroom Terraced House
- No Onward Chain
- South Facing Rear Garden
- Lounge/Diner
- Conservatory & Kitchen
- Detached Garage
- Within Walking Distance Of Bus routes, Shops, Supermarket & Country Park
- School Catchment Area for Heycroft Primary School & Eastwood Academy

## Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

📞 01702 480 033





Home Estate Agents are delighted to present this charming three bedroom terraced house, located in this cosy corner of Leigh On Sea, Essex. This warm and homely residence enjoys privacy, set in a secluded courtyard. The perfect blend of style and comfort, making it an ideal choice for families or those seeking a peaceful retreat.

As you enter the property, you are greeted by a welcoming entrance hall that sets the tone for the rest of the home. The spacious lounge/diner provides an inviting space for relaxation and entertaining, with ample room for family gatherings or quiet evenings in. The well-appointed

kitchen is designed for practicality and ease, making meal preparation a pleasure.

One of the standout features of this property is the lovely conservatory, which floods the home with natural light and offers a serene spot to enjoy the views of the garden.

Step outside to discover the south-facing rear garden, a delightful outdoor area perfect for enjoying sunny days. Whether you wish to cultivate a garden, host barbecues, or

simply unwind with a book, this garden provides a versatile space to suit your needs and detached garage.

In summary, this terraced house on Collins Way is a wonderful opportunity to acquire a well-maintained home in a sought-after location. With its spacious living areas, practical amenities, and a lovely garden, it is sure to appeal to a variety of buyers. Do not miss the chance to make this delightful property your own.



### Accommodation Comprises

The property is approached via double glazed entrance door leading to:

#### Entrance Hall

13'10 x 6'0

Double glazed lead light window to front aspect, tiled flooring, power points, dado rail, coved and textured ceiling, warm air vents, meter cupboard, doors to lounge & kitchen.

#### Lounge/Diner

26'8 x 13'5 > 8'4

A wonderful through room with double glazed Georgian style bay window to front aspect, wood flooring, power points, television point, feature fireplace with gas coal effect fire, coved and smooth plastered ceiling, wall light point, warm air vents, double glazed patio doors to conservatory and door to kitchen.

#### Conservatory

9'1 x 8'4

Double glazed windows to all aspects overlooking the rear garden, wood flooring, double glazed patio doors leading to the rear garden.

#### Kitchen

13'4 x 11'0

Double glazed Georgian style window to rear aspect with adjacent door to garden, the kitchen is fitted to include a butler sink with mixer tap inset into a range of granite work surfaces which continue to the expanse of most walls with cupboards and drawers beneath, range of integrated appliances to remain which include double oven and hob with extractor hood above, fridge & separate freezer, dishwasher, further range of matching eye level wall mounted units with concealed lighting beneath, tiled splash backs, concealed bin storage, coved and smooth plastered ceiling with inset spotlighting, utility cupboard with space and plumbing for a washing machine.

#### First Floor Landing

Which is carpeted, dado rail, coved ceiling with access to loft space, built-in airing cupboard, doors to accommodation off.

#### Bedroom One

13'5 x 11'2

Double glazed Georgian style window to rear aspect, laminated wood flooring, power points, range of fitted wardrobes, dado rail.

## Bedroom Two

13' x 10'11

Double glazed Georgian style window to front aspect, laminated wood flooring, power points, coved ceiling, range of fitted wardrobes with matching dressing table.

## Bedroom Three

8'10 x 8'5

Double glazed Georgian style window to rear aspect, laminated wood flooring, power points, dado rail.

## Shower Room

8'6 x 5'9

Double glazed obscure Georgian style window to front aspect, modern three piece suite comprising of fully tiled shower cubicle, low level WC with concealed cistern, wash hand basin with mixer tap, fully tiled to surrounding walls & floor with underfloor heating, coved ceiling with inset spotlighting, heated towel rail.

## Externally

### Rear Garden

The property benefits from a wonderful south facing rear garden which commences with a paved patio area to the immediate rear with the remainder being laid to lawn with direct access into the garage.

### Detached Garage

With up and over door, power and lighting connected, personal door to garden and parking space in front.

### Agents Note

Please note that the vendor has advised that, although the additional parking space is currently shown within the registered title, it is not included within the sale of the property and will be retained by the vendor. Interested parties are advised to seek clarification from their legal representative during the conveyancing process.









## Property Details

3 Bedrooms  
1 Bathrooms  
1 Reception Rooms  
House - Terraced

Approx. sq ft  
EPC band: D  
Tenure: Freehold  
Council Tax Band: C

£380,000

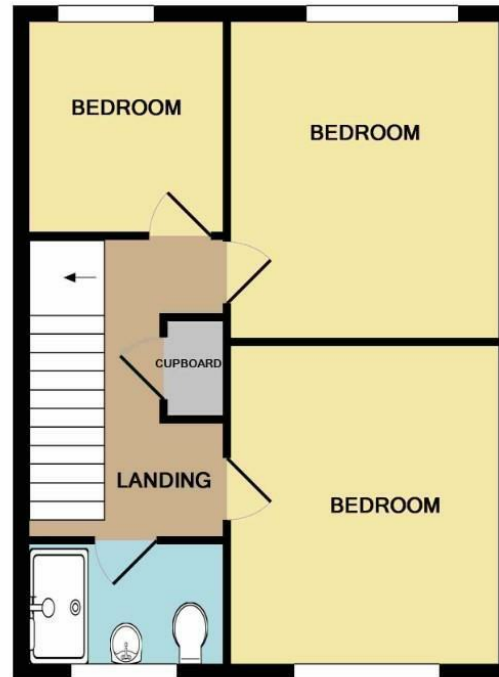
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01702 480 033



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1ST FLOOR

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