

Brown & Brand

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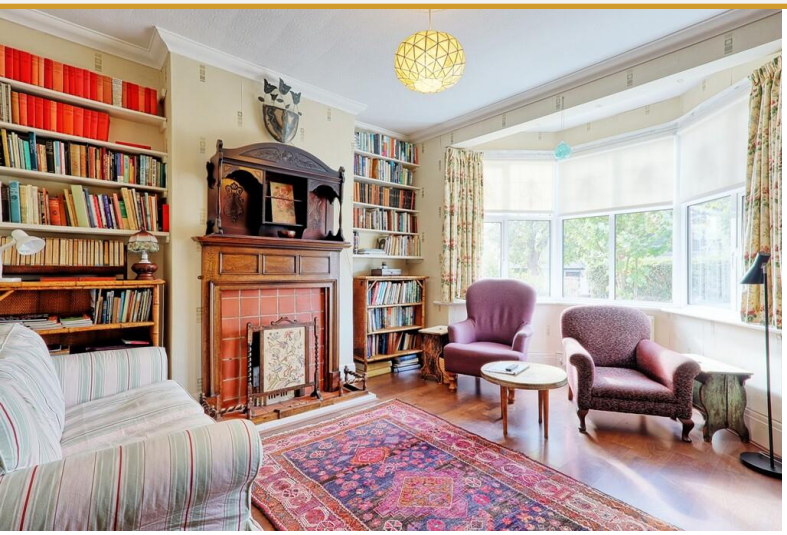
Hadleigh Road

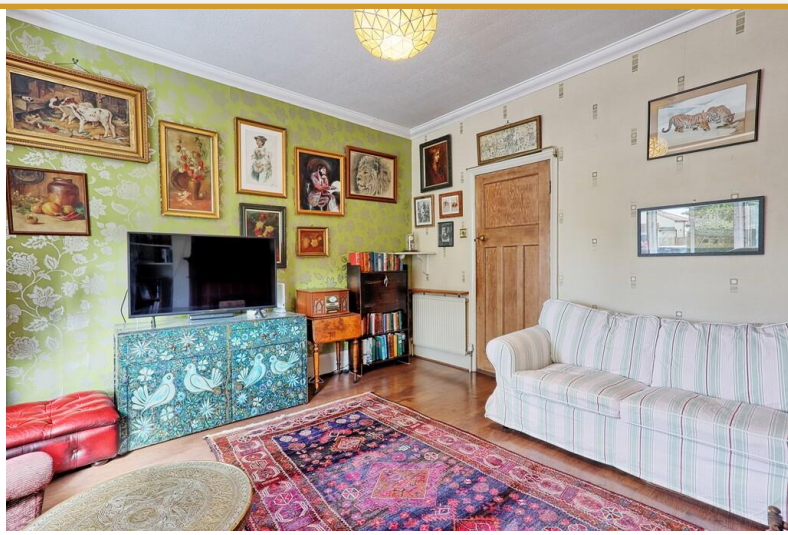
Leigh-on-Sea, SS9 2LP

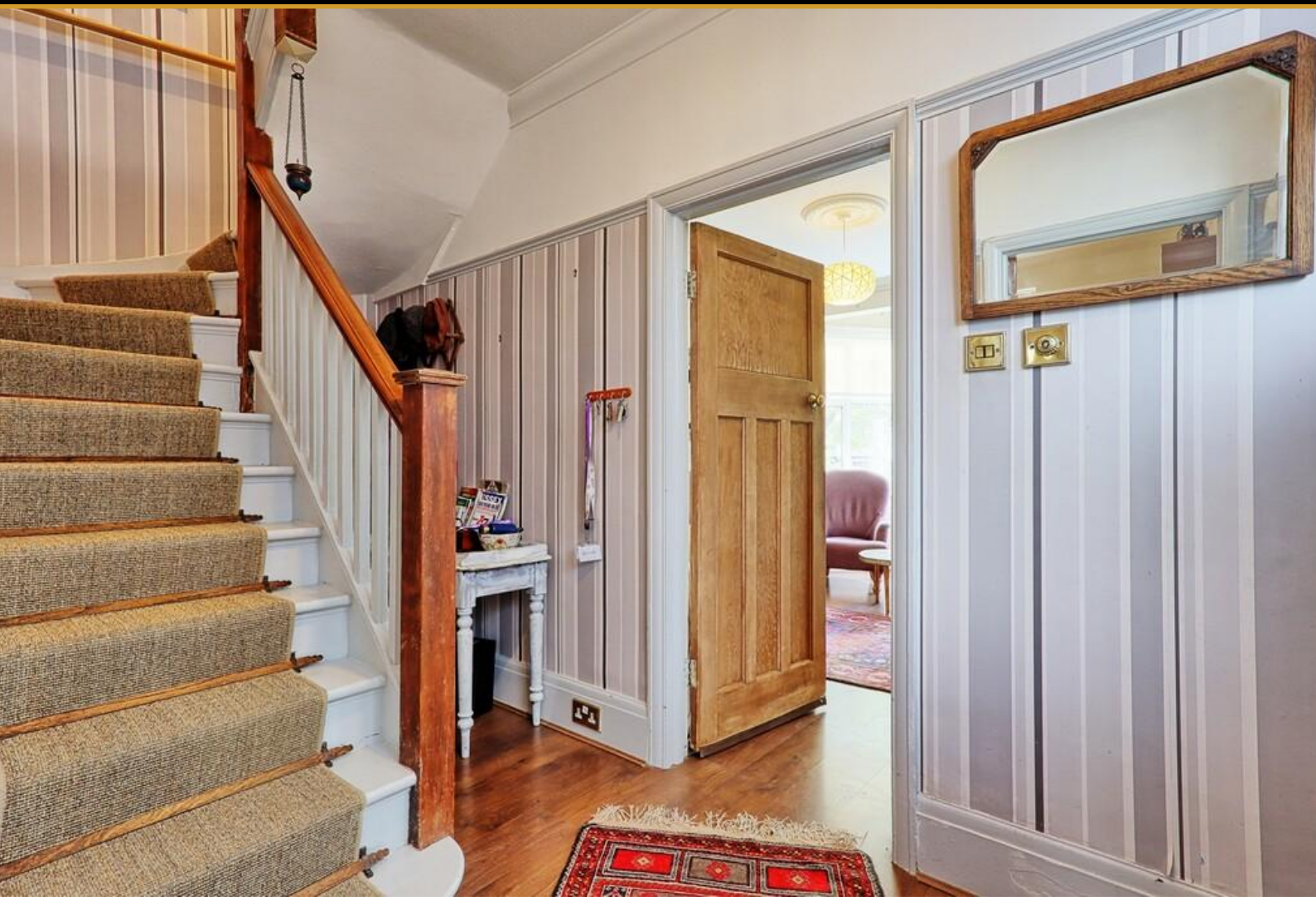
- Charming two-bedroom semi-detached character property
- Close to Leigh Broadway & Station
- Built in 1926 with many original features
- Conservatory overlooking the rear garden

GUIDE PRICE

£450,000 - £475,000











Property Description

Built in 1926 and retaining many of its original features, this charming two-bedroom semi-detached character property is ideally located within close proximity to Leigh station and the Broadway and falls within the sought-after West Leigh school catchment area. The accommodation comprises an entrance hallway, good-sized lounge to the front with feature fireplace, fantastic-sized kitchen/diner, conservatory, two good-sized bedrooms and a shower room/wet room. Externally, the property benefits from a rear garden of approximately 60ft (unmeasured) and off-road parking to the front.









ACCOMMODATION COMPRISES

ENTRANCE HALL
13' 2" x 5' 9" (4.01m x 1.75m) Approached via a wooden door with stained glass and obscure glazed panelling to the side and above, giving access to the entrance hallway. Laminate flooring, stairs rising to the first floor with under-stairs storage cupboard housing the gas and electric meters, radiator, ceiling rose and coving. Door to:

LOUNGE
14' 5" (into bay) x 13' 5" (4.39m x 4.09m) Double glazed bay window to the front, radiator, laminate flooring, coving and ceiling rose. Feature open fireplace.

KITCHEN/DINER
13' 3" x 12' 2" (4.04m x 3.71m) A fantastic-sized room fitted with a range of base and wall units with laminate work surfaces over, incorporating a one-and-a-half bowl stainless steel sink unit with mixer tap and drainer. Integrated fridge, tiled splash back, electric cooker with four-ring electric hob over and extractor fan above, together with further storage cupboards. Radiator, picture rail, coving and ceiling rose. Lino flooring. Door giving access to:

CONSERVATORY
13' 4" x 8' 6" (4.06m x 2.59m) Windows to the rear and side, laminate flooring and apex roof. Space and plumbing for washing machine, space for freezer and cupboard housing wall-mounted boiler. Double doors giving access to the rear garden.

FIRST FLOOR ACCOMMODATION

LANDING
Laminate flooring, coving, picture rail, ceiling rose and loft access. Doors to:

BEDROOM ONE
14' 10" (into bay) x 13' 2" (4.52m x 4.01m) Double glazed bay window to the front, radiator, laminate flooring, ceiling rose and coving. Feature fireplace.

BEDROOM TWO
12' 1" x 11' 11" (plus wardrobes) (3.68m x 3.63m) Double glazed leaded-light window to the rear, laminate flooring, fitted mirrored wardrobes and feature fireplace. Coving and ceiling rose.



SHOWER/WET ROOM
Four-piece suite comprising WC, bidet, pedestal wash hand basin with mixer tap and shower. Part-tiled walls, radiator and double glazed obscure window to the side.

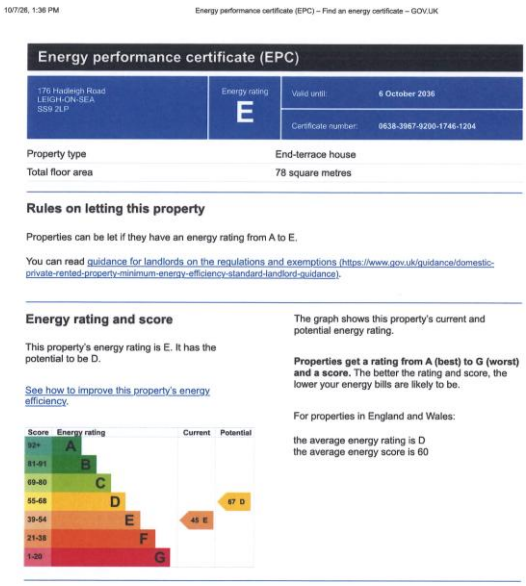
EXTERNALLY

REAR GARDEN
The rear garden measures approximately 60ft (unmeasured) and features a decking area, shingled pathway, mature borders, privacy fencing, water butt, gated side access, vegetable patches, large wooden shed and outside tap.



Material Information
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10/7/26, 1:36 PM Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

176 Hadleigh Road
LEIGH-ON-SEA
SS9 2LP

Energy rating: E

Valid until: 6 October 2036

Certificate number: 0638-3967-9200-1746-1204

Property type	End-terrace house
Total floor area	78 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is E. It has the potential to be D.

See how to improve this property's energy efficiency.

Score Energy rating Current Potential
92+ A
81-91 B
69-80 C
55-68 D
39-54 E
21-38 F
1-20 G
45 E
67 D

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements