



Herschell Road, Leigh-On-Sea
£750,000

home.

22 Herschell Road

Leigh-On-Sea
SS9 2NH



- Smart & Immaculately Maintained Three Bedroom Family Home
- Located Directly Off Marine Parade
- Highly Regarded West Leigh School Catchment
- Sunny West Facing Lounge & Separate Dining/Sitting Room
- Recently Fitted Kitchen Overlooking The Rear Garden
- Great Size East Backing Rear Garden With A Purpose Built Garden Room
- Short Walk To Leigh Broadway & Mainline Station

Interested?

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

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Home Of Leigh are privileged to offer for sale this super smart and immaculately maintained three bedroom family home located directly off Marine Parade and within the highly regarded West Leigh School Catchment and walking distance of Leigh station, offering direct access to London Fenchurch Street.

The accommodation includes a spacious entrance hall, ground floor guest cloakroom, a sunny west facing lounge, separate dining/sitting room and a modern and recently fitted kitchen which overlooks the rear garden. There is also a useful utility/office area which also gives access to the garden.

To the first floor there are three well proportioned bedrooms and a modern three piece family bathroom.

Externally there is a great size east backing rear garden with a purpose built garden room, whilst to the front there is off street parking for two vehicles.

Located on Herschell Road on the enviable Marine Estate in Leigh on Sea, this wonderfully bright and airy home is perfectly positioned to take advantage of the bustling Broadway which is a short walk away with its array of shops, bars, restaurants and boutiques.

Accommodation Comprises:

Double glazed window to front aspect, carpeted, stairs leading to the first floor landing with under stairs storage cupboard, dado rail, picture rail, radiator. Doors to:

Ground Floor Cloakroom:

4'3 x 2'5

Modern suite comprising; low level WC, wash hand basin with mixer tap and vanity cupboard beneath, half tiled to surrounding walls.

Lounge:

15'7 x 12'1

Double glazed bay window to front aspect, wood laminate flooring, cornice to ceiling with ceiling rose, picture rail, feature fireplace with gas coal effect fire and bespoke fitted alcoved cupboards, radiator.

Dining/Sitting Room:

18'2 x 13'1 (reducing to 9'8)

Coloured lead light windows to rear aspect with French doors to the utility room/office and kitchen, wood laminate flooring, feature fireplace, alcove fitted storage cupboard with glazed double doors, coved ceiling, radiator.

Kitchen:

16'10 x 8'2

Double glazed window to rear aspect. The kitchen is fitted to include a modern sink unit with mixer tap, inset into a range of square edge work surfaces with cupboards and drawers beneath, integrated BOSCH oven and four ring gas hob with extractor hood above, further range of matching eye level wall mounted units, integrated fridge with separate freezer, integrated dishwasher and washing machine, built-in bin storage, wine rack, tiled flooring, vertical radiator.

Office/Utility Room:

8'9 x 5'1

Two windows and door to rear garden, tiled flooring, base and eye level cupboards with roll edge work surfaces.

First Floor Landing:

10'8 x 7'1

Carpeted, picture rail, cupboard housing boiler (not tested), access to loft space, doors to:

Bedroom One:

15'8 x 10'7

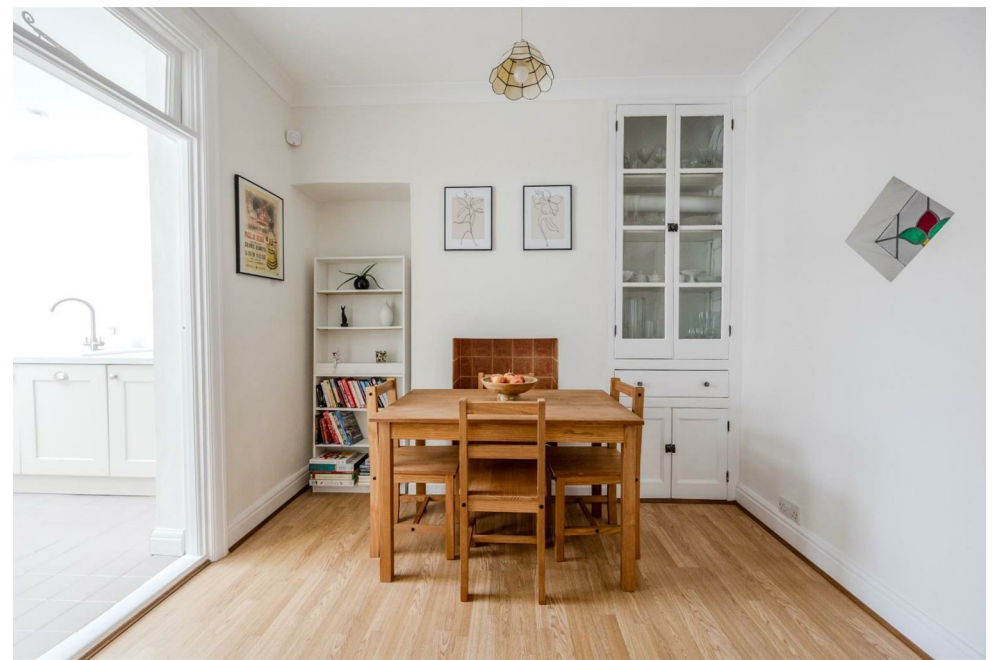
Double glazed bay window to front aspect, carpeted, cornice to ceiling, picture rail, fireplace surround, radiator.

Bedroom Two:

13'6 x 10'8

Double glazed window to rear aspect, carpeted, picture rail, radiator.





Bedroom Three:

8'6 x 7'3

Double glazed window to front aspect, carpeted, picture rail, radiator.

Bathroom:

7'4 x 6'6

Double glazed obscure window to rear aspect, modern suite comprising; bath with mixer tap and shower attachment, low level WC, wash hand basin with mixer tap and vanity storage beneath, bidet, wall mounted double mirrored bathroom cabinet, fully tiled to surrounding walls, heated towel rail.

Externally:

Rear Garden:

The property benefits from a great size east backing rear garden which commences with a concrete paved patio area to the immediate rear with the remainder of the garden being laid to lawn and enclosed by screen panelled fencing, outside lighting, rear pedestrian access, summer house measuring 12'5 x 9'1.

Front Garden:

The front of the property is crazy paved providing off street parking for two vehicles.







GROUND FLOOR
654 sq.ft. approx.



1ST FLOOR
474 sq.ft. approx.



TOTAL FLOOR AREA : 1129 sq.ft. approx.
Made with Metropix 6/2026

Property Details

3 Bedrooms
1 Bathrooms
2 Reception Rooms
House - Terraced

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

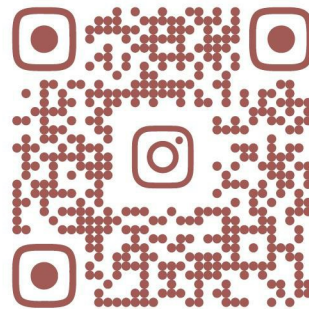
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