



Church Hill, Leigh-On-Sea  
£450,000

home.



# 3 Norman Place Church Hill

SS9 2DQ



- Terraced Fisherman's Cottage
- Built in 1855 - A Beautiful Blend of Character and Modern Design
- Two Bedrooms
- Bedroom One Has Lovely Sea Views
- Modern Kitchen with Smeg Range Cooker
- Spacious and Bright Lounge and Separate Dining Room
- Beautiful Bathroom with Rolled Top Claw Foot Bath
- Tiered Garden with Shed
- South Facing Courtyard Garden
- Excellent Location in the Leigh Conservation Area - Close to Leigh Broadway, Old Leigh and Leigh Train Station

## 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 fisherman's cottage located on Church Hill in the picturesque Leigh-On-Sea. Nestled just off Leigh Steps on Norman Place, this delightful terraced house offers a perfect blend of modern comforts and traditional character.

As you step inside, you are welcomed by a lovely entrance hallway that leads into a contemporary kitchen. This well-appointed space features solid wood work surfaces and a large Smeg Range cooker, making it a dream for any cooking enthusiast. The kitchen seamlessly flows into the dining room, which then opens up to a cosy lounge. Here, you will find a charming log wood burner, perfect for those chilly

evenings, along with a door that leads to a delightful south-facing courtyard, ideal for enjoying the sunshine.

Venturing upstairs, you will discover two inviting bedrooms. One of these rooms boasts lovely southerly sea views, providing a serene backdrop to your daily life. The property also includes a generously sized bathroom, complete with a rolled top claw foot bath and a shower over, offering a touch of luxury.

The location of this cottage is truly exceptional, situated within the Leigh conservation area. It is just a short stroll up

Leigh Steps to the vibrant Leigh Broadway, where you can find an array of shops, cafes, and restaurants. Additionally, the charming Old Leigh is just across the way, and Leigh Train Station is within easy walking distance, making commuting a breeze.

Externally, the property benefits from both front and rear gardens. The south-facing seating area is perfect for al fresco dining, while the tiered garden includes a storage shed, providing practical outdoor space.

This delightful cottage is a rare find and offers a wonderful opportunity to enjoy the best of coastal living in Leigh-On-Sea.

### Accommodation Comprises

The property is approached via Church Hill steps and private walkway giving access to the rear of the property with gate leading to the tiered rear garden with a patio area and two seating areas, Pergola and storage shed (both to remain), external water tap. Small steps leading to wooden entrance door with single glazed panels into:

### Entrance Hallway

Wooden floorboards, Shiplap panelling to walls, wall lighting, radiator. Further wooden door into:

### Kitchen

Wood effect tiled flooring, ceiling light, single glazed

window to rear aspect, single glazed Sash window to the side plus Velux window skylight, two storage cupboards. The kitchen is fitted to include a range of base units with wooden worksurfaces and matching eye level wall mounted units, inset Butler sink with mixer tap, built-in dishwasher, washing machine and under-counter fridge and freezer, large SMEG Range cooker with five ring gas hob.

### Dining Room

Original solid wood flooring, skirting, ceiling light, feature fireplace with wooden mantle and gas burner, single glazed Sash window to the rear aspect with shutters, carpeted stairs leading to the first floor, radiator.

### Lounge

Original solid wood flooring, skirting, wall panelling, ceiling light, single glazed Sash window with shutters and wooden door both to front aspect leading to the front garden, fireplace with wood burner, radiator.

### First Floor Landing

Carpeted, skirting, ceiling light, storage cupboard, access to boarded and insulated loft space with power via hatch. Doors to:

### Bedroom One

Carpeted, skirting, ceiling light, panelled feature walls, two radiators, two single glazed Sash windows with shutters to front aspect offering sea views, feature fireplace with cast iron surround.







#### Bedroom Two

Carpeted, skirting, ceiling light, single glazed Sash window to rear aspect, feature fireplace with cast iron surround.

#### Bathroom

Wooden floorboards, skirting, ceiling light, single glazed Sash window to rear aspect, storage cupboard, high level WC, claw footed rolled top bath with mixer tap and shower over, Burlington wash hand basin with taps.

#### Externally

#### Front Garden

Small front garden with a patio.



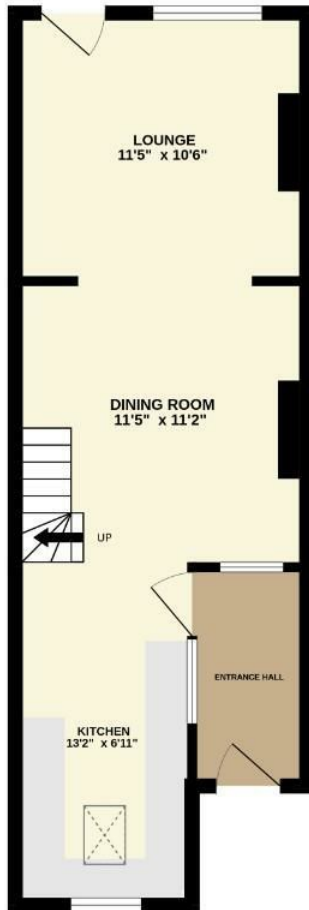




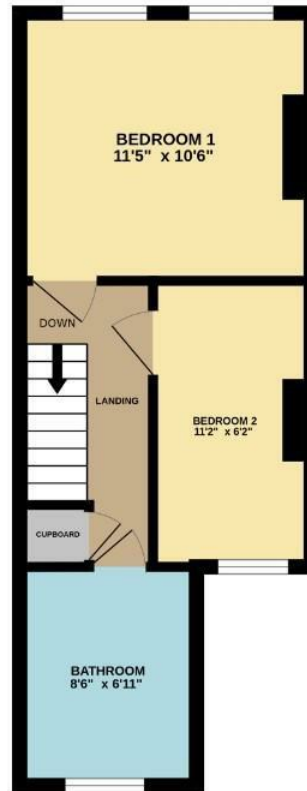




GROUND FLOOR  
370 sq.ft. approx.



1ST FLOOR  
300 sq.ft. approx.



TOTAL FLOOR AREA: 669 sq.ft. approx.  
Made with Metropix 62025



## Property Details

2 Bedrooms  
1 Bathrooms  
2 Reception Rooms  
House - Terraced

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

£450,000

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