

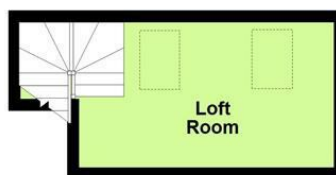
Ground Floor



First Floor



Second Floor



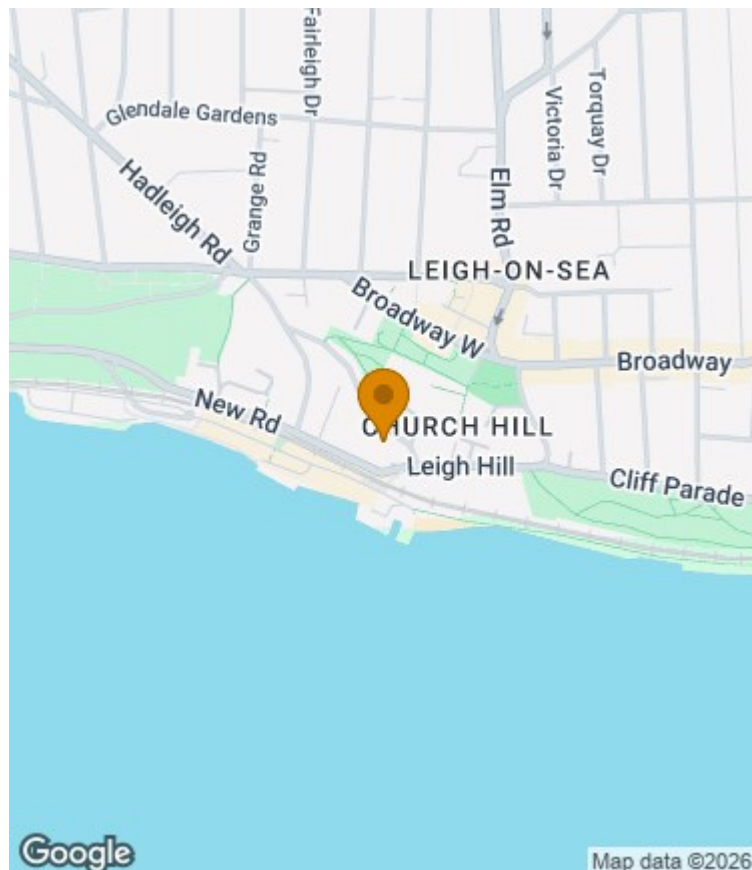
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>81</b>
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

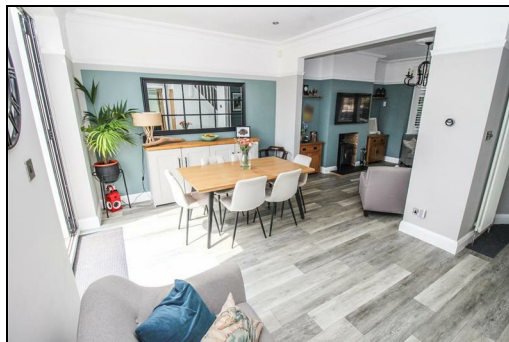
Viewing

Please contact our Sales & Letting Office on 017027 10555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guideline and do not constitute any part of an offer or contract. Intending purchasers should rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representations



**Turner Estates 34 Broadway, Leigh-on-Sea, Essex, SS9 1AJ**  
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REMARKABLE PERIOD HOME WITH ESTUARY VIEWS  
EXTENDED TO PROVIDE GROUND FLOOR SHOWER ROOM / UTILITY ROOM  
COZY LOUNGE WITH MULTI-FUEL BURNER AND SHUTTERS  
MOLYLANS FULLY FITTED KITCHEN  
DOUBLE WIDTH PLOT WITH 50' WIDE WRAP AROUND REAR GARDEN

STUNNING INSIDE AND OUT WITH ABSOLUTELY NO EXPENSE SPARED  
THREE BEDROOMS - ONE AND TWO WITH FITTED SHUTTERS  
ELEGANT DINING AREA WITH BI-FOLDING DOORS ONTO REAR GARDEN  
BEAUTIFULLY LANDSCAPED FRONT AND REAR GARDENS  
OFF STREET PARKING FOR THREE CARS

**LEIGH PARK ROAD, Leigh-On-Sea**  
**GUIDE PRICE £800,000 - £850,000**



WHAT & WHERE - THIS REMARKABLE SEMI-DETACHED PERIOD HOME HAS HAD NO EXPENSE SPARED BY THE CURRENT OWNER WITH METICULOUS ATTENTION TO DETAIL AND PRESENTATION THROUGHOUT. NOT MANY HOMES IN LEIGH ON SEA BOAST BOTH ESTUARY VIEWS AND OFF ROAD PARKING FOR THREE CARS, MAKING THIS PROPERTY UNIQUE. WITH THREE BEDROOMS, LOFT ROOM, ELEGANT DINING AREA WITH BI-FOLDS ONTO THE REAR GARDEN, MOYLANS FULLY FITTED KITCHEN, COSY LOUNGE WITH MULTI-FUEL BURNER AND SHUTTERS. HAVING BEEN EXTENDED TO PROVIDE A GROUND FLOOR SHOWER / UTILITY ROOM. THE BEAUTIFULLY LANDSCAPED FRONT AND REAR GARDENS WITH THE REAR GARDEN BEING APPROXIMATELY 50' WIDE, WRAPPING ROUND THE HOUSE AND TIERED TO OFFER VARIOUS SEATING AND ENTERTAINING AREAS.

WHY - WITH IT'S EASY ACCESS TO LEIGH STATION AND BEING MOMENTS FROM OLD LEIGH, THIS HOME WOULD BE PERFECT FOR THOSE WHO COMMUTE OR EQUALLY WOULD OFFER A DOWNSIZER A TRANQUIL RETREAT, BUT WITH THE BENEFIT OF ALL LOCAL AMENITIES, BARS RESTAURANTS, BOUTIQUES AND TRANSPORT LINKS ON THEIR DOORSTEP.

 3  1  2  D Council Tax Band : E



**@turnersleigh**



**Turner Sales & Lettings**



**ENTRANCE HALL**  
14'3" x 5'10" maximum  
(4.34m x 1.78m maximum)

**LOUNGE**  
14'5" into bay x 13'6" (4.39m  
into bay x 4.11m)

**DINING AREA**  
17'5" x 11'3" (5.31m x  
3.43m)

**MOYLANS FITTED KITCHEN**  
13'9" x 9'10" (4.19m x  
3.00m)

**GROUND FLOOR SHOWER /  
UTILITY ROOM**  
9'6" maximum x 8'3" (2.90m  
maximum x 2.51m)

**LANDING**  
8'3" x 5'4" (2.51m x 1.63m)

**BEDROOM ONE**  
14'6" into bay x 11'5" (4.42m  
into bay x 3.48m)

**BEDROOM TWO**  
11'7" x 8'11" (3.53m x  
2.72m)

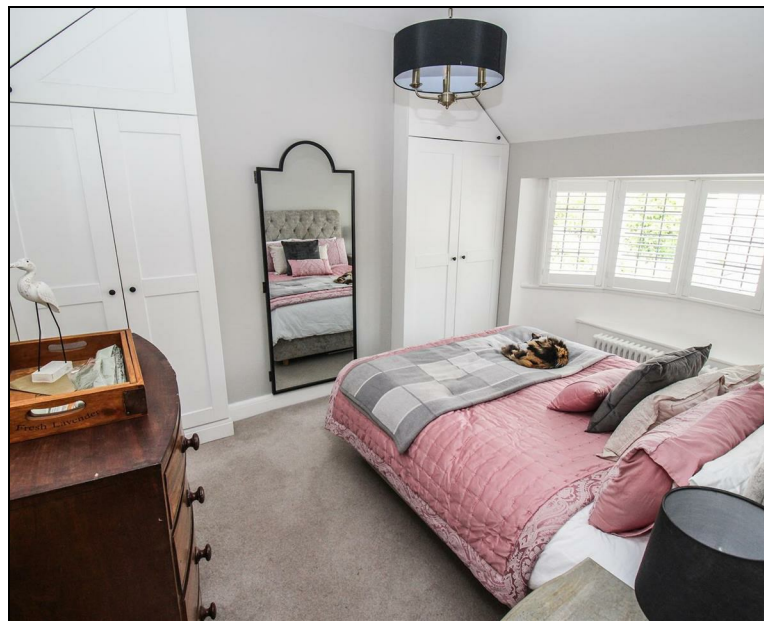
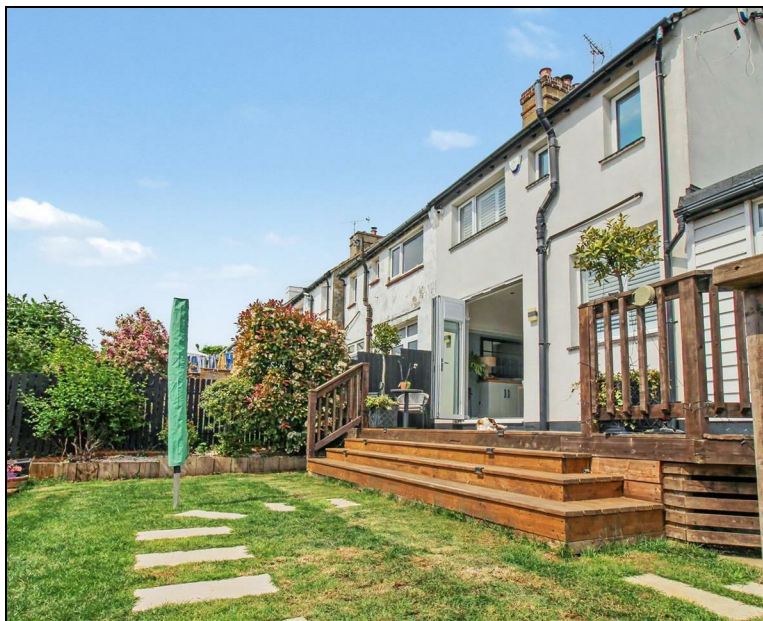
**BEDROOM THREE**  
8' x 5'11" (2.44m x 1.80m)

**BATHROOM**  
8'1" x 6'3" (2.46m x 1.91m)

**LOFT ROOM**  
13'3" x 9'1" (4.04m x 2.77m)

**SOUTH FACING REAR  
GARDEN**  
approximately 30' x 50'  
(approximately 9.14m x  
15.24m)

**OFF STREET PARKING FOR  
THREE CARS**



[www.turnerstates.co.uk](http://www.turnerstates.co.uk)

01702 710555

