



* £350,000 - £375,000 * A charming semi-detached bungalow occupying a generous plot on the highly regarded Arterial Road, offering spacious accommodation, character features, and excellent convenience.

The property boasts two good-sized double bedrooms and a bright bay-fronted living room, where large windows draw in plenty of natural light to create a warm and inviting atmosphere. Well-maintained throughout, the home offers comfortable single-level living with a practical layout that will appeal to a wide range of buyers.

One of the standout features is the impressive established front garden, providing an attractive setting and a sense of privacy rarely found in such a well-connected location. To the rear, ample off-street parking ensures convenience for both residents and visitors.

Ideally situated within easy reach of local shops, cafés, and restaurants, the property also benefits from excellent transport links and access to the many amenities that make Leigh-on-Sea such a desirable place to live.

Whether you're looking to downsize, purchase your first home, or simply enjoy the ease of bungalow living, this attractive property presents a fantastic opportunity in a sought-after coastal location.

- Character semi-detached bungalow
- Generous bay-fronted lounge
- Huge established front garden
- Modern three-piece bathroom suite
- Easy access to A13 and A127
- Two double bedrooms
- Ample parking to the rear
- Potential to extend into the roof space S.T.P
- Walking distance to local shops and restaurants
- No onward chain

Arterial Road

Leigh-on-Sea

£350,000

Price Guide



Arterial Road



Frontage

Fenced perimeter with a gate giving access to the large front garden area in excess of around 80ft, mainly laid to lawn with flower and shrub borders, tiled path leading to the property, storage shed, side access to the rear giving access to the parking, door to:

Entrance Hallway

10'11" x 4'7"

Ceiling with inset spotlights, picture rails, storage heater, cupboard housing the water tank, lino flooring, door to:

Lounge

15'1" into the bay x 14'6"

Smooth coved ceiling with picture rails, feature fireplace with a wood surround and a gas fire, double glazed leadlight bay window to the front overlooking the front garden area (treated as the rear garden), carpet.

Kitchen

10'2" x 8'8"

Smooth ceiling, double glazed window to the side and rear, double glazed door to the rear leading out to the parking area, larder cupboard. White gloss kitchen comprising of: wall and base level units with a roll edge laminate worktop, integrated oven and grill with a four ring gas hob and an extractor fan above, sink and drainer with a mixer tap, space for a fridge freezer, laminate flooring.

Bedroom One

12'5" x 11'0"

Smooth ceiling with a pendant light, double glazed window to the rear overlooking the garden area, storage heater, radiator.

Bedroom Two

10'0" x 10'0"

Smooth coved ceiling with a pendant light, double glazed leadlight window to the front, storage heater, carpet.

Bathroom

9'6" x 4'5"

Loft hatch, obscured double glazed window to the rear, low-level WC, panelled bath with a shower hose, vanity unit wash basin, part tiled walls, carpet.

Agents Notes:

Council tax band: C



GROUND FLOOR

The ground floor plan features a central hallway connecting several rooms. To the top left is Bedroom 1, and to the bottom left is the Kitchen, which includes a storage area labeled 'STORAGE'. Adjacent to the kitchen is the Bathroom, containing a bathtub, toilet, and sink. A small closet labeled 'CLO' is located near the bathroom. To the right of the hallway is a large Lounge area with a fireplace on the top wall. Below the lounge is Bedroom 2. The plan also shows a front entrance and a rear garden access point.

bed

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Homestyler C2025

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			
England & Wales EU Directive 2002/91/EC 			
Environmental Impact (CO ₂) Rating			
		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales EU Directive 2002/91/EC 			