

Brown & Brand

ESTAS ★★★★★ ESTATE AGENT AWARDS 2022 BEST AGENCY NETWORK The Guild of Property Professionals

Highlands Boulevard

Leigh-on-Sea, SS9 3QZ

- Three-Bedroom Semi-Detached House
- Sought-After Highlands Boulevard Location
- No Onward Chain
- Excellent Potential To Modernise And Make Your Own

Guide Price £500,000 to £525,000











GUIDE PRICE £500,000 - £525,000

WITH NO ONWARD CHAIN AND REQUIRING UPDATING

Brown & Brand are delighted to offer for sale this charming three-bedroom semi-detached house, boasting an abundance of traditional features and offering fantastic potential for someone looking to create a home to their own taste and style.

Situated on the popular Highlands Boulevard, the property is ideally placed to enjoy all that Leigh-on-Sea has to offer. Leigh Station, the Broadway and its array of independent shops, cafés and restaurants are all within easy reach, whilst the nearby coastline offers the opportunity to enjoy the area's much-loved seaside surroundings. The area is also well served by a selection of local schools, including West Leigh Infant and Junior Schools, Leigh North Street Primary School and Belfairs Academy, making it an ideal location for families.

The property offers spacious accommodation throughout, including two generous reception rooms, a good-sized kitchen and three bedrooms. Retaining plenty of character, the property features attractive leaded-light windows, decorative stained glass and other traditional features, making it an ideal opportunity for buyers looking to modernise whilst preserving its charm.

Externally, the property benefits from a good-sized rear garden, garage and ample off-street parking, with a driveway extending alongside the property through to the rear. Requiring updating throughout, this is a fantastic opportunity for those looking to put their own stamp on a characterful home in a highly desirable location.









ACCOMMODATION
Approached via a covered porch, with a wooden entrance door featuring decorative semi-circular stained-glass window above, opening through to the:

ENTRANCE HALLWAY
Stairs rising to the first floor, featuring a lovely original decorative stained-glass window , allowing natural light to flood the stairway. Radiator. Useful understairs cupboard housing the gas and electric meters, along with the fuse board. Tiled ceiling with pendant light fitting.

LOUNGE
16' 7" x 12' 4" (5.05m x 3.76m) A room featuring a double-glazed leaded-light bay window to the front, radiator, picture rail, tiled ceiling with coving and strip lighting, and a tiled hearth,

DINING / RECEPTION ROOM
16' x 10' 8" (4.88m x 3.25m) Leaded-light window to the front, with leaded-light French doors to the rear, flanked by matching windows to either side, overlooking the rear garden. Tiled ceiling with coving and pendant light fitting. Picture rail. Radiator. Tiled hearth.

KITCHEN
12' 5" x 11' 5" (3.78m x 3.48m) Opaque double-glazed leaded-light door with matching side window, providing access to the side of the property. Further window to the rear overlooking the rear garden. Quarry tiled flooring with half-tiled walls. System boiler, fitted approximately 2–3 years ago. Traditional Butler sink with taps over. Useful pantry cupboard with a small leaded-light window to the rear. Radiator.

LANDING
Useful storage cupboard. Access to loft space. Tiled ceiling with pendant light fitting. Doors providing access to:

BEDROOM ONE
16' 7" x 12' 5" (5.05m x 3.78m) Double-glazed leaded-light bay window to the front aspect. Tiled ceiling with coving and pendant light fittings. Picture rail. Radiator. Tiled hearth.

BEDROOM TWO
16' 2" x 10' 8" (4.93m x 3.25m) Double-glazed leaded-light bay window to the front and rear aspect. Tiled ceiling with coving and pendant light fitting. Picture rail. Radiator. Tiled hearth.









BEDROOM THREE
11' x 7' 3" (3.35m x 2.21m) Double-glazed leaded-light bay window to the rear aspect. Radiator. Smooth plastered ceiling with pendant light fitting. Picture rail.

BATHROOM
Two-piece suite comprising a panelled bath with fitted electric shower over and pedestal wash hand basin with taps over. Fully tiled walls. Radiator. Airing cupboard housing the hot water cylinder. Textured ceiling with flush-mounted ceiling light. Opaque leaded-light window to the side aspect.

W/C
Low-level WC. Double-glazed leaded-light window. Tiled ceiling with pendant light fitting.

EXTERNALLY

REAR GARDEN
Paved patio area to the immediate rear, leading onto a predominantly lawned garden, attractively edged with a selection of shrubs. Enclosed by privacy fencing. Access to the garage is provided at the rear of the garden, with further access to the front via wrought-iron gates to the side, leading alongside the property and to the front of the garage.

GARAGE
19' 5" x 9' 4" (5.92m x 2.84m) Up-and-over garage door, with additional access provided via a separate rear door.

FRONT GARDEN
Block-paved pathway leading to the front entrance door, with a block-paved driveway extending to the rear of the property, providing ample off-street parking. Lawn areas to either side of the pathway, complemented by established shrub and planted borders. Enclosed to the front by a boundary brick wall





Energy performance certificate (EPC)

248 Highlands Boulevard LEIGH-ON-SEA SS9 3QZ	Energy rating **E**	Valid until:	**17 November 2036**
		Certificate number:	**9360-2988-4690-2496-8825**

Property type	Semi-detached house
Total floor area	112 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 C.

See how to improve this property's energy efficiency.



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

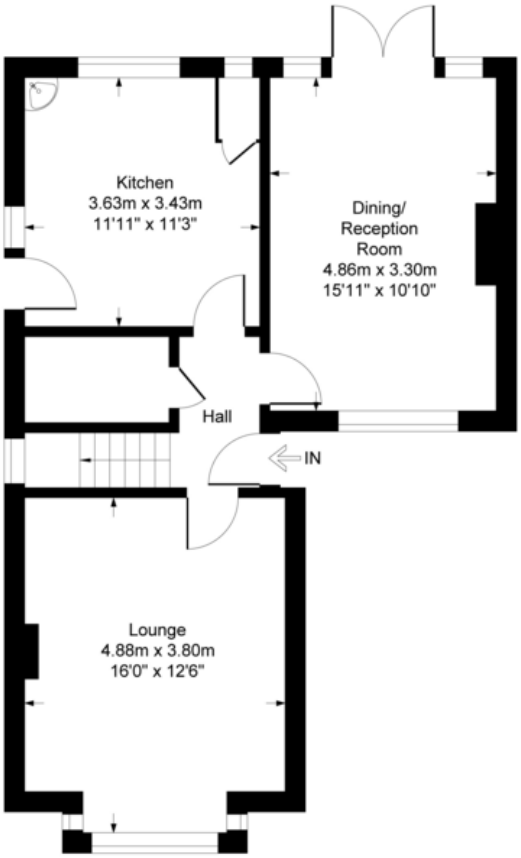
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

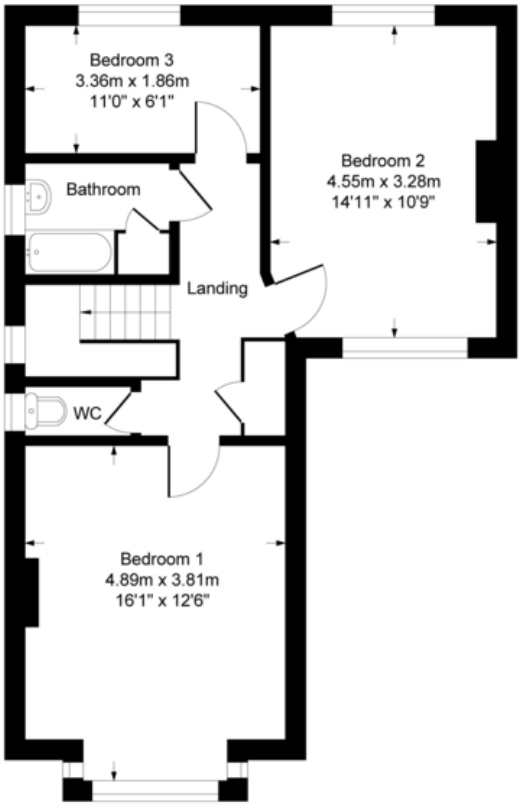
the average energy rating is D
the average energy score is 60

Highlands

Approximate Gross Internal Floor Area = 110.1 sq m / 1185 sq ft



Ground Floor



First Floor

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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