



Crescent Road, Leigh-On-Sea
£730,000

home.

43 Crescent Road

Leigh-On-Sea
SS9 2PF



- Spacious Four Bedroom Detached House
- No Onward Chain
- Marine Estate
- 2067 SQ FT Offers Huge Amounts Of Potential For Further Development
- Lounge & Separate Dining Room
- Kitchen/Breakfast Room & Double Glazed Conservatory Overlooking The Rear Garden
- Separate Utility Room & Garden Room
- Large West Backing Rear Garden
- Garage & Workshop
- Perfectly Positioned For Leigh Broadway, Old Town & Mainline Railway Station

Interested?

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01702 480 033





Home of Leigh are delighted to present this deceptively spacious four-bedroom detached family home, offering an exciting project for buyers looking to modernise, extend and create a home perfectly suited to their personal tastes and requirements. Occupying a generous west-facing plot with excellent potential for further development, this property provides a fantastic opportunity to add value and realise its full potential. Offered for sale with no onward chain, this is a chance to acquire a home with significant scope in a sought-after location.

The accommodation comprises; entrance porch, a large entrance hall, ground floor cloakroom, lounge, separate dining room, fitted kitchen/breakfast room plus a generous double glazed conservatory overlooking the rear garden. There is also a separate utility and garden room to the ground floor. Ample off street parking to the front and a garage with additional work shop is an additional benefit.

Located on Crescent Road in the heart of the sought after Marine Estate and within the West Leigh School Catchment area, this residence is perfectly positioned for access into Leigh Broadway with its extensive range of independent boutiques, bars and baristas. The historic Old Town and Leigh mainline station is within a short stroll, giving direct and easy access into London Fenchurch Street in just under an hour - the perfect combination of city connectivity with coastal calm in a vibrant and close community.



Accommodation Comprises

The property is approached via double glazed French doors leading to:

Entrance Porch

10'9 x 3'1

Tiled flooring, double glazed windows to front aspect, tiled flooring. Further part double glazed entrance door leading to:

Entrance Hall

18'8 x 11'2 max

A great size entrance hall with double glazed obscure lead light window to front aspect, carpeted, coved cornice to ceiling, two ceiling roses, picture rail, dado rail, stairs leading to the first floor accommodation with large understairs storage cupboard, radiator. Doors to:

Ground Floor Cloakroom

3'6 x 2'5

Double glazed lead light obscure window to side aspect. Two piece suite comprising; low level WC, wall mounted wash hand basin, fully tiled to surrounding walls.

Lounge

17'6 x 14'1

A great size main reception room with double glazed bay window to front aspect, carpeted, coved cornice to ceiling, plate rack, three wall light points, feature fireplace with wooden surround and alcove storage and shelving, radiator. Archway through to:

Dining Room

14'6 x 10'6

Double glazed windows and French doors to conservatory, carpeted, coved cornice to ceiling, plate rack, radiator.

Double Glazed Conservatory

22'9 x 16'7

An incredible conservatory with double glazed windows to rear and side aspects with door to side and double glazed French doors to rear giving access to the garden, slate tiled flooring throughout, wall mounted electric heater. Door to:

Utility Room

16'6 x 7'6

Double glazed window and door to garden room, double drainer, stainless steel sink unit inset into range of rolled edge worksurfaces with an abundance of cupboards beneath and appliance space and plumbing for washing machine and tumble dryer, matching eye level wall mounted units, tiled flooring, door to garage.

Garden Room

11'1 x 9'1

Double glazed windows to side and rear aspect, tiled flooring, exposed brick work to surrounding walls and double glazed door to garden.

Kitchen

15'1 x 11'5

Double glazed windows to rear and side aspect with adjacent door giving access to the conservatory. The kitchen is fitted to include a one and a quarter bowl sink unit with mixer tap inset into a range of rolled edge worksurfaces with cupboards and drawers beneath, built-in oven and matching grill with four ring electric hob and extractor hood above, further range of matching eye level wall mounted units, integrated dishwasher, appliance space for American style fridge freezer, coved to smooth plastered ceiling, tiled flooring, radiator.

First Floor Landing

14'7 x 11'7 < 2'1

Double glazed lead light window to side aspect, carpeted, coved ceiling, picture rail. Doors to:

Master Bedroom

14'3 x 10'8

Double glazed window to rear aspect, carpeted, coved ceiling, extensive range of fitted wardrobes with ample hanging space, storage and drawers, radiator.

Bedroom Two

14'2 x 10'11

Double glazed window to front aspect, carpeted, coved ceiling, range of fitted wardrobes to the expanse of one wall with mirror fronted sliding doors, two wall light points, radiator.

Bedroom Three

10'8 x 9'3 plus depth of wardrobe

Double glazed window to rear aspect, carpeted, coved ceiling, extensive range of fitted floor to ceiling wardrobes to the expanse of one wall - one housing hot water tank and wall mounted boiler (n/t).

Bedroom Four

11'3 x 6'8

Double glazed window to front aspect, carpeted, coved ceiling, radiator.

Shower Room

7'11 x 5'2

Double glazed lead light obscure window to side aspect. Three piece suite comprising; fully tiled shower cubicle, low level WC, wash hand basin with mixer tap and vanity storage beneath, three quarter tiles to surrounding walls, coved ceiling, heated towel rail.



Externally

Rear Garden

The property benefits from a great size west backing rear garden which commences with a paved patio area to the immediate rear with the remainder being laid to lawn and enclosed by screen panelled fencing with garden shed and greenhouse (to remain), side access to front.

Front Garden

The front of the property is block paved providing off street parking for several vehicles.

Garage

17'7 x 8'3

With double open doors to side aspect. Door to:

Workshop

8'1 x 8'1

Range of workbenches and storage, door to utility room.

Agents Note

The vendor has advised that the property was tested for subsidence back in 1970, and the movement was due to 2 trees in the front garden which were removed and there has been no problems since.

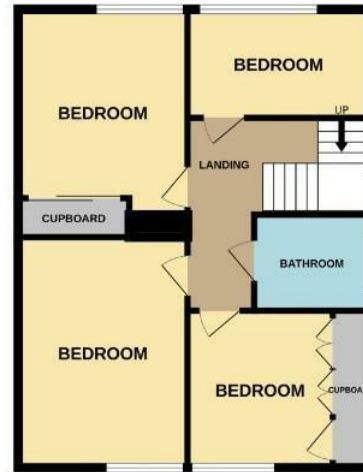




GROUND FLOOR
1448 sq.ft. approx.



1ST FLOOR
620 sq.ft. approx.



TOTAL FLOOR AREA : 2067 sq.ft. approx.
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Property Details

4 Bedrooms
1 Bathrooms
2 Reception Rooms House -
Detached

Approx. 2067.00 sq ft EPC
band: E Tenure: Freehold
Council Tax Band: F

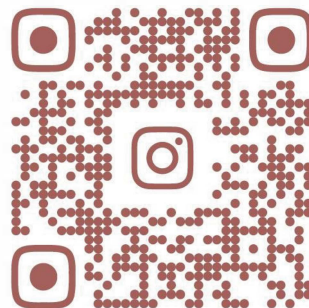
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