



Fairleigh Drive, Leigh-On-Sea  
£550,000

home.

# 45 Fairleigh Drive

Leigh-On-Sea  
SS9 2HZ



- Beautiful Traditional Terraced Family Home
- Prime Leigh on Sea Location Close to Broadway and Station
- Within Catchment for West Leigh Infant and Junior School
- Stunning Blend of Character Features and Modern Design
- Spacious Lounge with Bay Window Shutters and Feature Fireplace
- Open Plan Lounge and Dining Room with Wooden Flooring
- Modern Kitchen with Integrated Fridge Freezer
- Contemporary Bathroom with P Shaped Bath
- Three Generous Double Bedrooms
- West Facing Rear Garden with Patio Lawn and Play Area

## 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 offer for sale this beautiful traditional terraced home, perfectly positioned in the heart of Leigh-on-Sea, just moments from Leigh Broadway, Leigh Station and within the highly sought-after West Leigh School catchment.

This charming property offers a stunning balance of character features and modern styling throughout. A welcoming entrance hallway with exposed wooden floorboards leads into a bright and spacious lounge, which is open to the dining room, creating an ideal layout for modern living. The lounge benefits from a large bay window with shutters, allowing natural light to flood the room, alongside a feature cast iron gas fireplace which adds warmth and character. The dining room continues the traditional feel with wooden flooring and direct access onto the rear garden.

To the rear of the property is a stylish modern kitchen fitted with an integrated fridge freezer and access to the garden, while the contemporary bathroom has been beautifully finished with tile effect flooring and a P shaped bath.

Upstairs, the property offers a spacious landing with useful storage and three well-proportioned bedrooms. The principal bedroom is a generous double featuring a character fireplace and two windows, while bedrooms two and three are also excellent size doubles.

Externally, the west facing rear garden is a standout feature, offering excellent length and a family-friendly layout with a patio seating area, lawned section and bark play area to the rear.

Combining character, location and beautifully presented interiors, this is a fantastic opportunity to acquire a wonderful Leigh-on-Sea home.

### Accommodation Comprises

The property commences with a block paved pathway with small front garden which is laid with stone. External storm porch area with tiled flooring, external wall lighting with wooden entrance door with single glazed obscure panel leading into:

### Entrance Hallway

Wooden flooring, skirting, coved cornice, ceiling light, carpeted stairs leading to the first floor, radiator. Doors to:

### Lounge

Wood flooring, skirting, coved cornice, ceiling light, double glazed bay window to front aspect with shutters, cast iron gas fireplace with granite hearth and wooden surround, radiator. Open to:

### Dining Room

Continuation of wooden flooring, skirting, ceiling light, wooden doors leading to the garden with single glazed panels, radiator.

### Kitchen

Wood effect laminate flooring, skirting, spotlighting, double glazed window to the side aspect and double glazed UPVC door to the garden, door to bathroom, radiator. The kitchen is fitted to include a range of base units with stone effect worksurface with matching splashback and wall mounted eye level units, integrated oven with four ring electric hob and extractor over, integrated fridge freezer, space and plumbing for washing machine and dishwasher, inset one and a half sink with drainer and mixer tap, Baxi combi boiler.

### Bathroom

Tiled effect laminate flooring, skirting, tiled walls, spotlighting, extractor fan, double glazed obscure window to the rear aspect, heated towel rail, WC, wash hand basin with storage under, P-shaped panelled bath with shower and Rainfall shower attachment.

### First Floor Landing

Carpeted, ceiling light, access to insulated loft space, storage cupboard. Doors to:

### Bedroom One

Wooden flooring, skirting, ceiling light, two double glazed windows to the front aspect, cast iron fireplace, radiator.

### Bedroom Two

Carpeted, skirting, ceiling light, double glazed window to the rear aspect, radiator.





### **Bedroom Three**

Wood effect laminate flooring, skirting, ceiling light, double glazed window to the rear aspect, radiator.

### **Externally**

#### **Rear Garden**

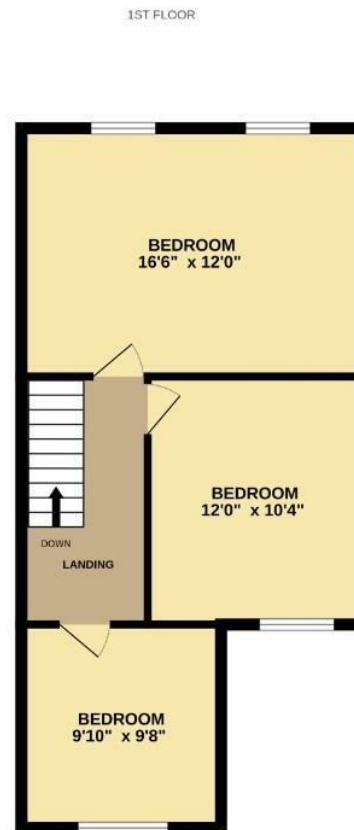
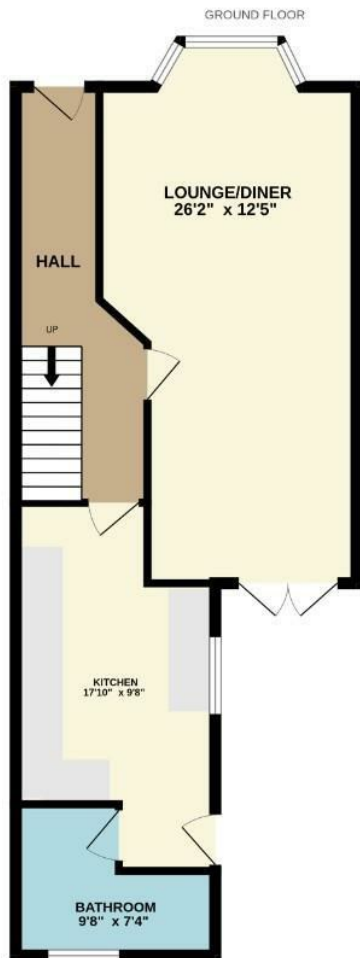
Rear garden commences with a paved patio area with a raised flower bed, external water tap and wall lighting, central lawn area with wood chip play area to the immediate rear.

#### **Agents Note**

The vendors have had planning permission for a side return extension and loft conversion (which can be provided upon request).







## Property Details

3 Bedrooms  
1 Bathrooms  
1 Reception Rooms  
House - Terraced

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

£550,000

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