



Leighville Grove, Leigh-On-Sea

£435,000

home.

# 18 Leighville Grove

Leigh-On-Sea  
SS9 2HX



- Charming Two Bedroom Cottage
- Spacious Open Plan Lounge & Dining Area
- Separate Kitchen
- Located Just Off Rectory Grove
- Great Size East Backing Rear Garden
- Within Easy Reach Of The Broadway & Mainline Railway Station

## Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033



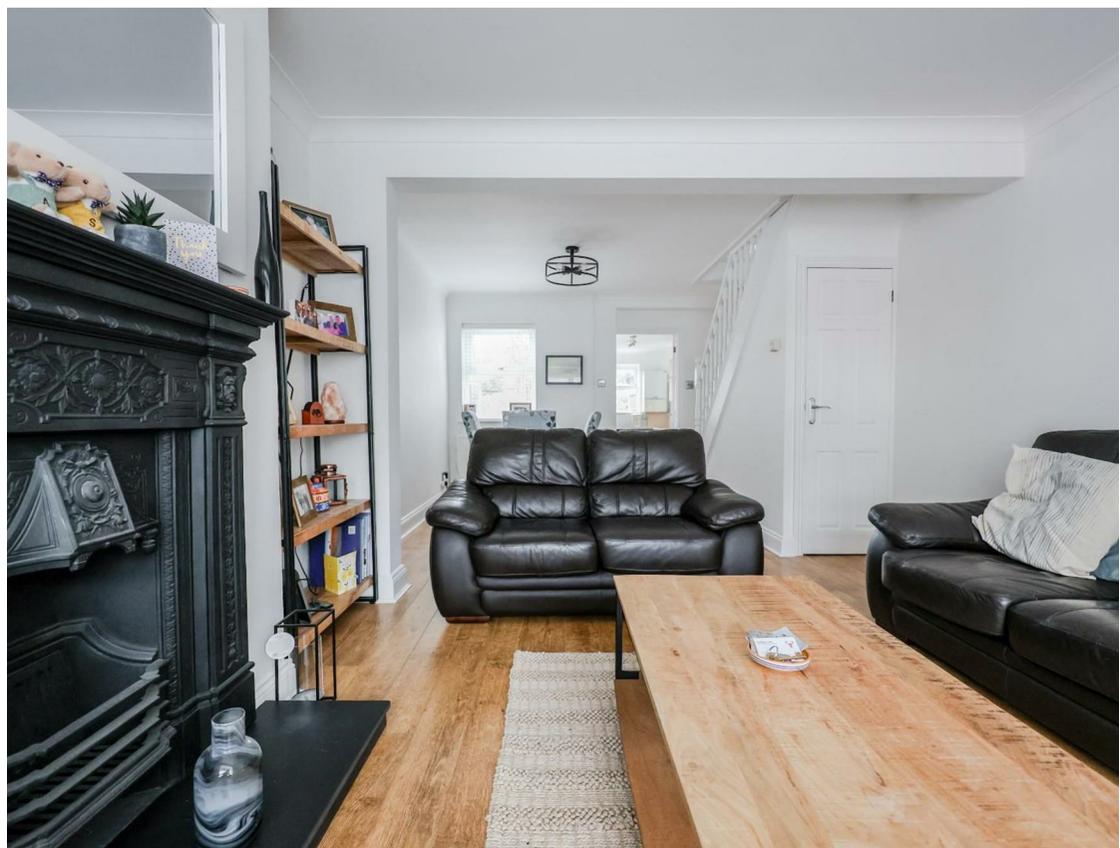


Home Of Leigh are delighted to offer for sale this charming two bedroom cottage located just off Rectory Grove and therefore within easy reach of the Broadway and mainline railway station giving direct access into London Fenchurch Street.

The accommodation comprises; entrance porch, a spacious open plan lounge & dining area and a separate kitchen overlooking the rear garden, whilst to the first

floor there are two well appointed bedrooms and a modern bathroom suite.

Externally the property benefits from a great size east backing rear garden.



Located on Leighville Grove in the heart of Leigh on Sea, this wonderful property is perfectly positioned to take full advantage of the extensive range of shops, bars, restaurants and boutiques situated in Leigh Broadway, with the beach, old town and mainline railway station also being within a short stroll.



**Accommodation Comprises:**

The property is approached via double glazed lead light entrance door leading to:

**Entrance Porch:**

3'1 x 2'1

Further door to:

**Lounge/Diner:**

24'5 x 11'1 (reducing to 9'4)

A fabulous dual aspect living space with two clearly defined areas as follows:

**Lounge:**

13'1 x 11'1

Double glazed window to front aspect, wood flooring throughout, feature fireplace, coved to smooth plastered ceiling, radiator.

**Dining Room:**

11'9 x 9'4

Double glazed window to rear aspect, continuation of wood flooring, stairs leading to the first floor landing with under stairs storage cupboard, coved to smooth plastered ceiling, radiator, door to:

**Kitchen:**

13'2 x 6'9

Double glazed windows to side and rear aspects with door to side. The kitchen is fitted to include a stainless steel sink unit with mixer tap, inset into a range of roll edge work surfaces with cupboards and drawers beneath, built-in oven with separate grill, four ring electric hob with extractor hood above, further range of matching eye level wall mounted units, appliance space for under counter fridge and separate freezer, tiled flooring, coved to smooth plastered ceiling, wall mounted boiler (not tested), radiator.

**First Floor Landing:**

11'4 x 5'3

Carpeted, coved to smooth plastered ceiling with access to loft space, doors to:

**Bedroom One:**

11'4 x 11'1

Two double glazed windows to front aspect, carpeted, coved to smooth plastered ceiling, radiator.

**Bedroom Two:**

10'1 x 6'2

Double glazed window to rear aspect, carpeted, coved to smooth plastered ceiling, radiator.

**Bathroom:**

8'6 x 6'9

Double glazed obscure window to rear aspect, modern three

piece suite comprising; bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin with mixer tap, coved to smooth plastered ceiling, radiator.

**Externally:**

**Rear Garden:**

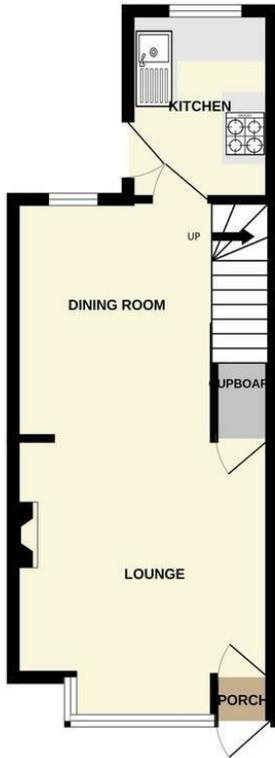
The property benefits from a great size east backing rear garden which commences with a paved patio area to the immediate rear with the remainder being laid to lawn and enclosed by screen panel fencing. Further patio to the extreme rear with garden shed, outside water tap.







GROUND FLOOR  
327 sq.ft. approx.



1ST FLOOR  
312 sq.ft. approx.



TOTAL FLOOR AREA : 639 sq.ft. approx.  
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## Property Details

2 Bedrooms  
1 Bathrooms  
1 Reception Rooms  
House - Terraced

Approx. sq ft  
EPC band: D  
Tenure: Freehold  
Council Tax Band: C

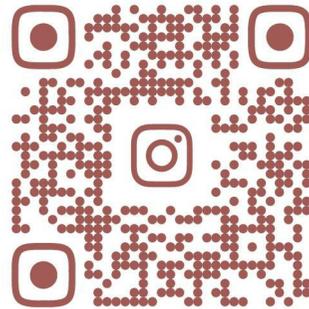
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