



Leigh Road, Leigh-On-Sea  
Offers In Excess Of £475,000

home.

# 13 Leigh Road

Leigh-On-Sea

SS9 1JP



- Stunning Three Bedroom Terraced Home In A Prime Leigh-on-Sea Location
- Potential To Extend Into Loft Space Or To Rear (Subject To Planning Permission)
- Envious Views over Chalkwell Park and Sea Glimpses
- Spacious Lounge with Bay Window and Exposed Brick Fireplace
- Open Plan Kitchen and Dining Room Overlooking the Garden
- Ground Floor W/C and Useful Understairs Storage
- Three Generous Bedrooms Including Two Large Doubles
- Beautifully Styled Family Bathroom
- Principal Bedroom With Balcony, Park Views and Sea Glimpses
- West Facing Rear Garden

## 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 exceptional three bedroom terraced home, perfectly positioned in the heart of Leigh-on-Sea, directly opposite Chalkwell Park and just a short walk from Leigh Broadway, Leigh Road and Chalkwell Station.

Beautifully presented throughout, this charming property offers a wonderful blend of character features, stylish interiors and an enviable location. The accommodation begins with a spacious entrance hall with useful downstairs storage, leading through to a bright and welcoming lounge featuring a large bay window and an exposed brick fireplace. To the rear, the open plan kitchen and dining room enjoys attractive views over the garden and provides an ideal space for both everyday living and entertaining, while a ground floor W/C adds convenience.

Upstairs, the property offers three generously proportioned bedrooms, comprising two excellent double rooms and a large single bedroom, all served by a beautifully styled family bathroom. The principal bedroom is a true highlight, boasting a striking cast iron fireplace, a large bay window with glimpses of the estuary and breathtaking views across Chalkwell Park, along with a private balcony providing the perfect spot to enjoy the outlook.

Externally, the west facing rear garden offers a fantastic outdoor space for relaxing and entertaining whilst enjoying the afternoon and evening sunshine.

Combining character, space and one of the finest positions in Leigh-on-Sea, this is a truly special home that must be viewed to be fully appreciated.

### Accommodation Comprises

The property commences with a gravel/stone pathway and front garden with mature bushes leading to storm porch with tiled floor and part tiled decorative walls. Wooden entrance door with single glazed obscure stained glass panel leading into:

### Entrance Hallway

Mat well, carpet, skirting, dado rail, picture rail, coved cornice, ceiling rose with light, single glazed Sash window to side aspect, carpeted, stairs leading to the first floor with understairs storage cupboard, radiator. Doors to:

### Lounge

15'9 x 11'9

Carpeted, skirting, picture rail, coved cornice, ceiling rose with light, double glazed bay window to front aspect, feature exposed brick fireplace, radiator.

### Downstairs WC

Wood effect lino flooring, skirting, sensor ceiling light, WC.

### Dining Room

11'0 x 10'2

Wooden flooring, skirting, coved cornice, picture rail, ceiling rose with light, radiator. Open plan to:

### Kitchen

17'9 x 17'7

Continuation of wooden flooring, skirting, three ceiling lights, two double glazed windows to the rear aspect and double glazed French doors leading to the garden. The kitchen is fitted to include a range of base units with wood effect rolled edge worksurface and inset sink with drainer, integrated oven with four ring induction hob, Bosch washing machine, space and plumbing for a dishwasher, tiled splashback, Ideal combi boiler, radiator.

### First Floor Landing

Carpeted, dado rail, skirting, ceiling light, picture rail, access to loft via hatch, radiator. Doors to:

### Bedroom One

16'5 x 15'5

Carpeted, skirting, coved cornice, picture rail, two ceiling lights, feature exposed brick chimney with cast iron fire and wooden mantle, double glazed window to front aspect and double glazed UPVC patio door leading to the balcony with sea glimpses, radiator.

### Bedroom Two

11'11 x 10'2

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

### Bedroom Three

11'11 x 7'8

Wooden flooring, skirting, ceiling light, picture rail, double glazed window to the rear aspect, fitted cupboard, radiator.





### Bathroom

11'9 x 4'7

Wood effect laminate flooring, skirting, two ceiling lights, part panelled and part tiled walls, double glazed window to front aspect and single glazed window to the rear aspect, WC, pedestal wash hand basin, panelled bath with shower over, heated towel rail.

### Externally

#### Rear Garden

Rear garden commences with a crazy paved patio and mature raised flower bed borders with the remainder being laid to lawn, storage shed, further crazy paved patio to the immediate rear, gate.







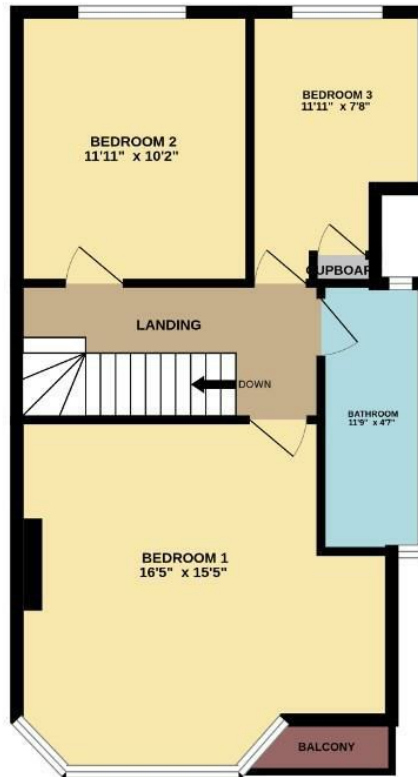




GROUND FLOOR  
627 sq.ft. approx.



1ST FLOOR  
554 sq.ft. approx.



TOTAL FLOOR AREA : 1181 sq.ft. approx.  
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## Property Details

3 Bedrooms  
1 Bathrooms  
2 Reception Rooms  
House - Terraced

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

£475,000

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