



Flemming Crescent, Leigh-On-Sea  
£375,000

home.

# 92 Flemming Crescent Leigh-On-Sea SS9 4HS



- Beautifully Presented Two Bedroom End Terrace Home
- Prime Leigh on Sea Location Within Blenheim School Catchment
- Off Street Parking for Two Vehicles and Car Port Garage
- Bright Lounge and Separate Dining Room
- Contemporary Kitchen with Adjoining Storage Room
- Two Spacious Double Bedrooms
- Modern Bathroom Finished to a High Standard
- South Facing Rear Garden with Pergola and Summer House
- Brick Built Outbuilding and Boarded Loft Storage
- Recently Installed Windows Boiler and Insulated External Walls

## 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 beautifully presented two bedroom end terrace home, situated within a highly sought-after Leigh-on-Sea location and within catchment for Blenheim Primary School.

This wonderful home has been thoughtfully improved by the current owners and offers stylish, low maintenance living throughout, perfectly suited to first time buyers, downsizers or those seeking a turnkey property close to local amenities and transport links.

The accommodation commences with an entrance porch leading into a bright and welcoming lounge, which flows through to a separate dining room, creating an ideal layout for both everyday living and entertaining. To the rear, the contemporary kitchen is fitted with modern cabinetry, quality appliances and ample workspace, whilst a useful adjoining storage room provides additional practicality.

Upstairs, there are two generously sized double bedrooms, one benefitting from fitted wardrobe storage, alongside a beautifully finished modern bathroom.

Externally, the property continues to impress with a south facing rear garden, thoughtfully arranged with mature planting, a covered pergola seating area, summer house and a brick built outbuilding providing excellent garden storage. To the front, there is off street parking for two vehicles in addition to a car port style garage.

Further benefits include recently installed windows, a modern boiler, insulated external walls for improved energy efficiency and a boarded and insulated loft space offering excellent storage potential.

Located in the heart of Leigh-on-Sea, close to Leigh Broadway, local schools and excellent transport links, this is a fantastic opportunity to acquire a beautifully maintained home in a prime setting.



#### **Accommodation Comprises**

The property commences with a driveway with space for two vehicles as well as a car port/garage with a further parking space. Small front garden which is laid with lawn leading to composite entrance door with double glazed panel into:

#### **Porch Area**

Wood effect laminate flooring, skirting, ceiling light, further UPVC double glazed door with obscure panel leading into:

#### **Lounge**

17'9 x 10'8

Wood effect laminate flooring, double glazed window to front and side aspect, storage cupboard, two ceiling lights, carpeted stairs leading to the first floor, two radiators. Open to:

#### **Dining Room**

8'8 x 8'1

Wood effect laminate flooring, skirting, ceiling light, door to kitchen, double glazed UPVC patio doors leading to the garden.

## Kitchen

9'8 x 8'8

Wood effect Herringbone lino flooring, skirting, ceiling light, double glazed window to rear aspect. The kitchen is fitted to include a range of base units with stone effect worksurfaces and matching wall mounted units, integrated fridge freezer and integrated microwave, space for oven, space and plumbing for washing machine, inset one and a half sink with drainer and mixer tap.

## Pantry Storage Cupboard

Wood effect tiled flooring, corrugated plastic window to side, door leading to the garden and gate leading to the garage.

## First Floor Landing

Carpeted, skirting, ceiling light, airing cupboard, double

glazed window to side aspect, access to boarded and insulated loft with power and lighting via loft ladder.

Doors to:

## Bedroom One

14'7 x 8'3

Carpeted, skirting, ceiling light, double glazed window to the front aspect, walk-in storage cupboard with shelving and clothes rail, radiator.

## Bedroom Two

10'4 x 10'1

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

## Bathroom

Tiled effect laminate flooring, skirting, ceiling light, double glazed UPVC window to the rear aspect. Three piece suite comprising; wash hand basin with storage

beneath, P-shaped bath with shower attachment, WC., heated towel rail.

## Externally

### Garage

13'0 x 12'10

Concrete base and access to the storage area

### Rear Garden

Rear garden commences with a concrete patio area with Pergola area with a plastic corrugated roof, external wall lighting and water tap. The remainder of the garden is laid to lawn with a raised flower bed border, storage shed/summer house (to remain), brick built storage shed with a single glazed window to the rear with shelving, lighting and power.





## Property Details

2 Bedrooms  
1 Bathrooms  
1 Reception Rooms  
House - Semi-Detached

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

£375,000



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