



Fairleigh Drive, Leigh  
£1,695 PCM

home.

# 45a Fairleigh Drive

Leigh On Sea

SS9 2HZ



- Stunning Two Bedroom Cottage
- Heart Of Leigh-on-Sea
- Fabulous Open-Plan Kitchen/Family Room
- 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 privileged with instruction to offer for let this stunning two bedroom cottage in the heart of Leigh-on-Sea which boasts impressive interior condition with a fabulous open-plan kitchen/family room. This wonderful property also benefits from a west facing rear garden measuring over 100 ft.





### Entrance

Solid entrance door into:

### Hallway

Ceiling light, picture rail, stairs rising to first floor landing, radiator and original wood flooring. Doors into:

### Living Room

13'9" x 11'0"

Double glazed Sash bay window to front, ceiling light, coving cornice, feature open fireplace with mirror above, shelving and storage cupboards to recess, TV point, two radiators and fitted carpet.

### Open Plan Kitchen/Family Room

23'0" x 13'4"

Double glazed Velux Skylight window, double glazed French doors and windows to rear, ceiling light, down lights, picture rail, range of bespoke base, drawer and cupboard units with wooden work surfaces and matching eye level wall cabinets, centre island, Stoves five burner gas hob with extractor over, double oven with built in microwave, one and a half sink with tap with washer and drainer, space for American fridge freezer, slimline dishwasher, washing machine and dryer, feature multi fuel burner, wall mounted TV, large storage cupboard, two radiators and original wood flooring.

### Cloakroom

Ceiling light, extractor, wash hand basin with mixer tap and vanity unit, tiled splashbacks, WC and tiled flooring.

### First Floor Landing

Ceiling light, loft access, picture rail and fitted carpet. Doors to:

### Bedroom One

14'9 x 11'7

Double glazed Sash windows to front, ceiling light, picture rail, feature fireplace, wall mounted TV, two radiators and original wood flooring.

### Bedroom Two

12'3 x 9'1

Double glazed windows to rear, ceiling light, picture rail, feature fireplace and fitted carpet.

### Family Bathroom

Double glazed opaque windows to rear, ceiling light, bath with taps and shower over, walk in shower, WC, wash hand basin with mixer tap, vanity unit, built in storage cupboard housing boiler, radiator, part tiled walls and tiled flooring.

### Externally

### Rear Garden

West facing rear garden measuring approx 100ft commencing with patio and the remainder being laid to lawn, vegetable patch, storage, shed and outside tap.

### Front Garden

Private front garden with stones and path.

### Agents Note

After the 01st February 2016 all applicants over the age of 18 years old will need to undergo "Right to rent" checks. Please note that some properties may be advertised using images and details which were taken in the past and therefore a viewing is the always strongly recommended. After 01st June 2019, the tenancy deposit will be the equivalent of five weeks rent (subject to the monthly rental amount). The tenancy deposit is calculated at the monthly rental amount, multiplied by 12 (number of months in the year), divided by 52 (number of weeks in the year), multiplied by 5.

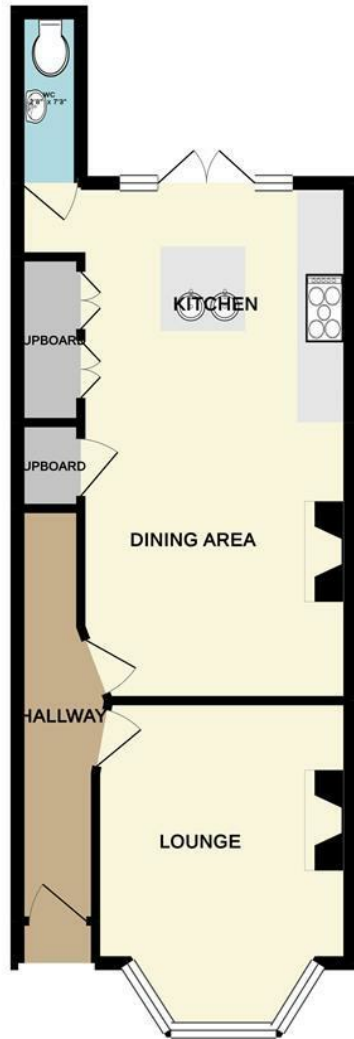








GROUND FLOOR 506 sq. ft.



1ST FLOOR 403 sq. ft.



TOTAL FLOOR AREA : 909 sq. ft. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Details

2 Bedrooms  
1 Bathrooms  
2 Reception Rooms  
House - Terraced

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

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home.



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The Old Bank, 26 Broadway  
Leigh-on-Sea, SS9 1AW

01702 480 033

