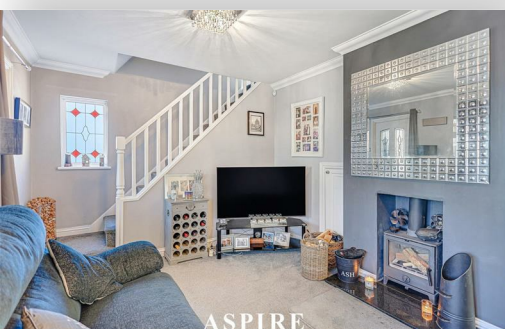


**To arrange a viewing contact us
today on 01268 777400**



Flemming Crescent, Leigh-On-Sea Guide price £425,000

Aspire are delighted to present for sale, this extended semi-detached residence, offering beautifully versatile accommodation arranged over two floors. The property provides the flexibility of either two or three well-proportioned bedrooms, generous off-street parking, and occupies a highly desirable position close to the open green spaces of Belfairs Woods and the renowned Belfairs Golf Course. It also has easy access to Leigh Broadway and Station.

The thoughtfully arranged accommodation begins with a welcoming entrance porch, leading into an elegant lounge and a separate dining area, ideal for both everyday living and entertaining. A further reception room, currently utilised by the owners as a ground-floor bedroom, offers excellent flexibility and would also lend itself perfectly as an additional dining or family space, enjoying pleasant views over the rear garden. The ground floor is completed by a fitted kitchen, utility area, and a convenient cloakroom.

To the first floor, a spacious landing provides access to two bedrooms, both served by a contemporary, well-appointed bathroom.

Externally, the property continues to impress, with ample off-street parking to the front. (A rarity in Leigh!) While the rear garden has been designed for ease of maintenance, creating a private and relaxing outdoor space.

****Guide £425,000 - £450,000****

Lounge

17'11" x 10'8" (5.46m x 3.25m)

Dining Room

9'6" x 7'4" (2.90m x 2.24m)

Kitchen

15'1 x 8' (4.60m x 2.44m)

Utility Room

14' x 6'2" (4.27m x 1.88m)

Reception/Bedroom Three

15'2" x 13'3" (4.62m x 4.04m)

Bedroom One

14'8" x 8'4" (4.47m x 2.54m)

Bedroom Two

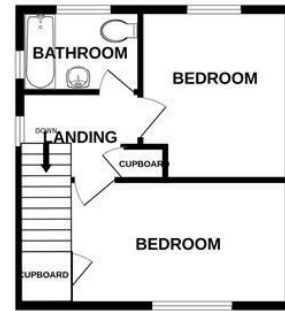
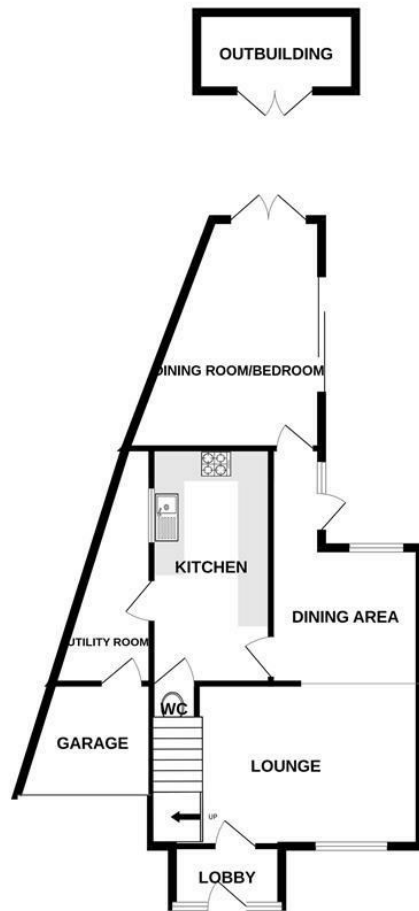
10'8" x 10'1" (3.25m x 3.07m)

Bathroom



7'4" x 5'7" (2.24m x 1.70m)

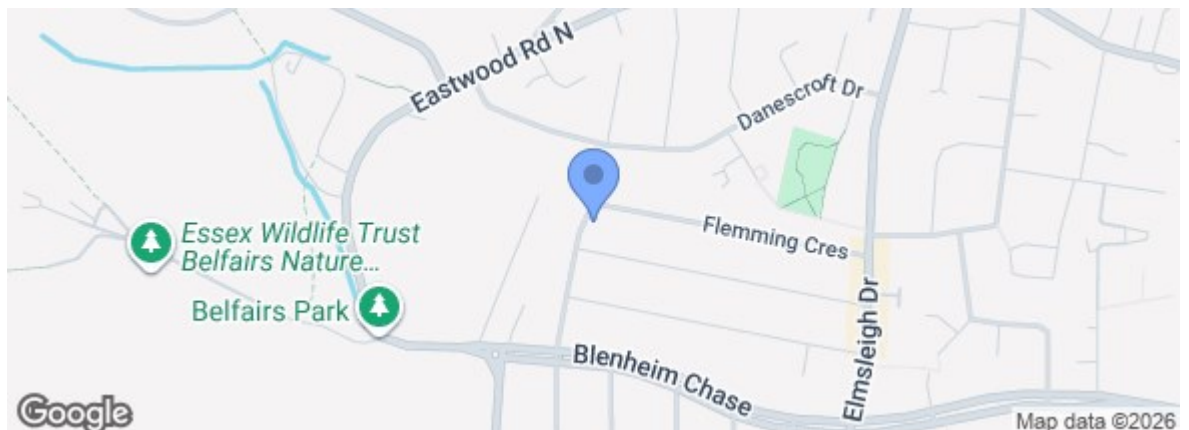
GROUND FLOOR

1ST FLOOR



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.
Made with Metropix C2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.