



* SHORT WALK TO BELFAIRS WOODS AND GOLF COURSE * MAJOR BUS ROUTES CLOSE BY * Proudly positioned in the tree lined road, Flemming Crescent, Leigh-on-Sea, this delightful two-bedroom semi-detached bungalow offers a perfect blend of comfort and modern living. Upon entering, you are welcomed into a spacious hallway leading down to an impressive open-plan kitchen, lounge, and dining area, which creates a tranquil and inviting atmosphere, ideal for both relaxation and entertaining guests. The modern kitchen is well-equipped, providing a stylish space for culinary pursuits, while the lounge area offers a cosy retreat to unwind after a long day. The bungalow features two well-proportioned bedrooms, perfect for a small family or those seeking extra space for guests or a home office. The property boasts a contemporary bathroom, designed with both functionality and style in mind. Outside, you will find a delightful rear garden with a raised decking area, a lovely spot for enjoying the fresh air, gardening, or hosting summer barbecues. The ample parking on the driveway ensures convenience for you and your visitors. The property also offers easy access to the A127 and the A13 whilst Leigh Station is only a short drive away.

- Semi-detached Bungalow with two good sized bedrooms
- Stunning open plan kitchen lounge diner
- Immaculate three piece bathroom
- Short walk to Belfairs Woods and Golf Course
- Easy connections to major bus routes and A127
- Own driveway with parking for two vehicles
- Beautiful landscaped rear garden with two seating areas
- Southend Hospital nearby
- Leigh Broadway within walking distance
- Short drive to Leigh Train Station for London commuters

Flemming Crescent

Leigh-on-Sea

£325,000



Flemming Crescent



Frontage

Paved driveway for two vehicles.

Entrance Hallway

21'9" x 4'5"

Smooth coved ceiling with inset spotlights, feature slate wall, laminate flooring, radiators, doors to all rooms.

Open Plan Kitchen-Lounge

23'9" x 12'4" > 9'2"

Smooth coved ceiling with inset spotlights, double glazed skylight window, kitchen comprising wall and base level white gloss units with granite effect worktops, inset sink and drainer, integrated oven and four ring gas hob with extractor fan above, tiled splashbacks, space for wine cooler, space for fridge freezer, wall mounted combination boiler, laminate floor. Lounge diner area includes smooth coved ceiling with inset spotlights, double glazed French doors to rear leading out to garden, radiator, double storage cupboard, laminate flooring.

Bedroom One

13' x 9'

Smooth coved ceiling with inset spotlights, double glazed windows to front, radiator, carpet.

Bedroom Two

11' x 7'2"

Smooth coved ceiling with inset spotlights, double glazed window to rear overlooking garden, radiator, laminate flooring.

Three-Piece Bathroom

6'5" x 5'5"

Smooth ceiling with inset spotlights, panelled bath with shower over, low level WC, pedestal wash basin, fully tiled walls and floor.

Landscaped Rear Garden

50' approx

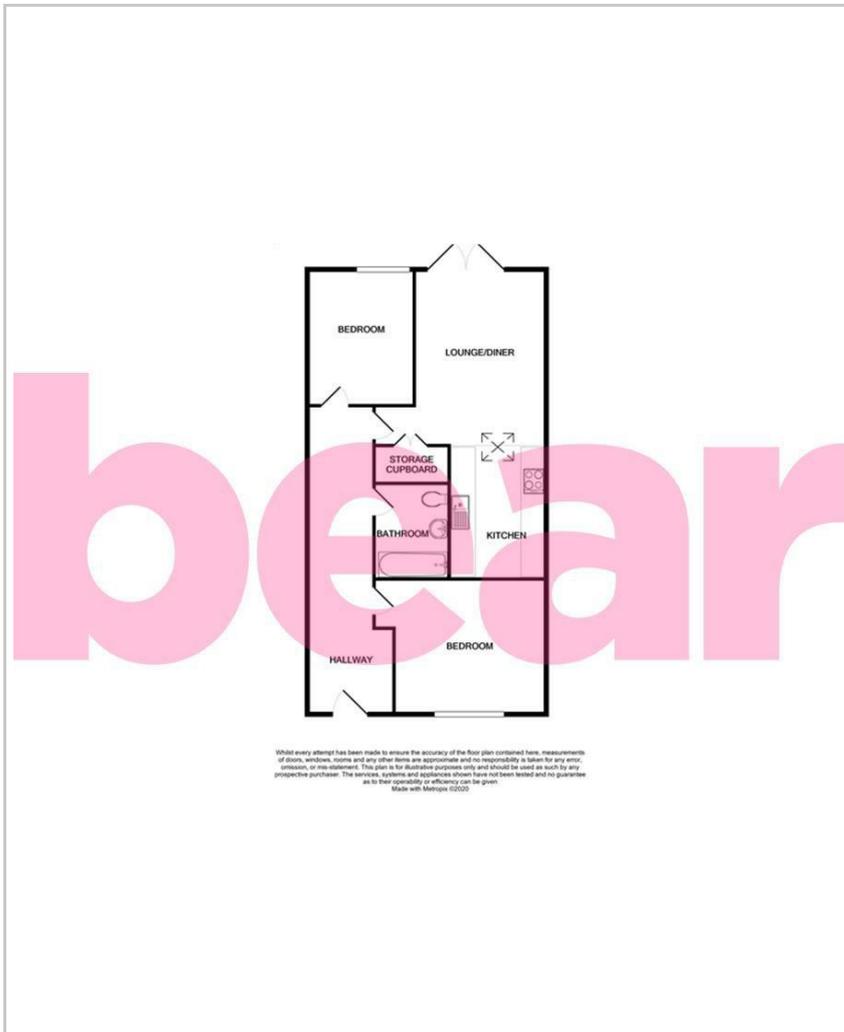
Commences with a raised decking area ideal for entertaining, with the remainder laid to lawn with raised rendered plant bed borders, shingled area to rear with storage shed, outside lighting.

Agents Notes:

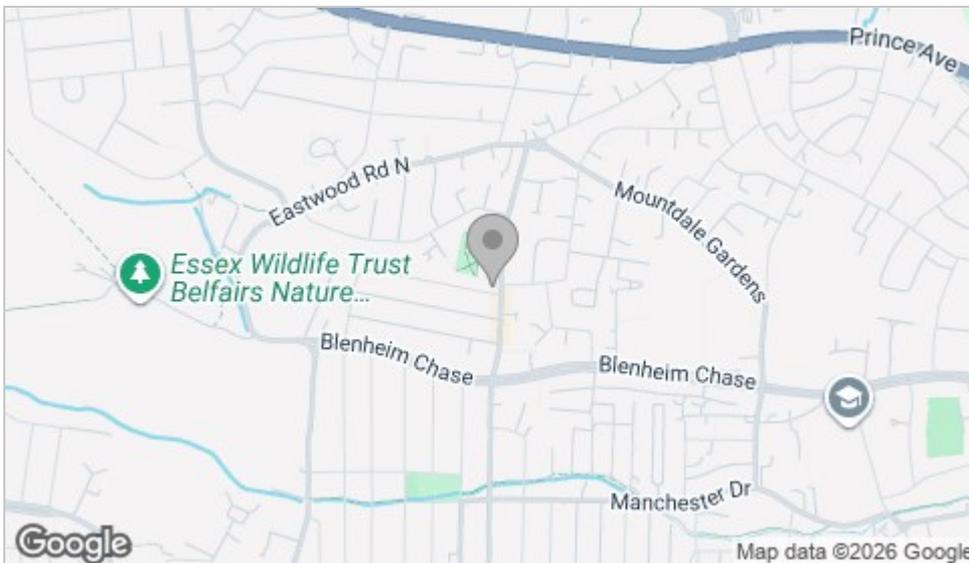
There has been a new combination boiler installed in the last 3 years and a Hive heating control fitted. The loft has been insulated. In the garden, there is a new raised composite decking area and a gate installed to the very rear giving you access to the rear alleyway.



Floor Plan



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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	