



* £450,000- £500,000 * BELFAIRS ACADEMY CATCHMENT * Located in the picturesque town of Leigh-on-Sea, this charming detached chalet presents an excellent opportunity for those seeking a beautifully quirky, character home. Originally designed as a three-bedroom property, it has been thoughtfully reconfigured to offer two spacious double bedrooms, providing ample space for relaxation and rest. The heart of the home features a large lounge diner, perfect for entertaining guests or enjoying quiet evenings with family. In addition to the main living area, there is the flexibility of a second reception room, which currently serves as a dining room, which could be converted back to a third bedroom, depending on your needs. The property boasts a beautifully landscaped front and rear garden, creating a serene outdoor retreat. A detached garage adds convenience for storage or parking, enhancing the practicality of this lovely home. The three-piece bathroom and a downstairs WC ensure that the property meets all your essential needs. Situated just a stone's throw away from local shops and Belfairs Woods and Golf Course, this home offers the perfect blend of tranquillity and accessibility. Major transport links are also conveniently close, making commuting a breeze. This delightful chalet is an ideal choice for families, couples, or anyone looking to enjoy the charm of Leigh-on-Sea. Don't miss the chance to make this wonderful property your own.

- Charming detached chalet home
- Originally 3 bedrooms, now 2 bedrooms
- 1 to 2 reception rooms including a large lounge diner
- Conservatory
- Upstairs bathroom and a downstairs WC
- Detached garage and potential for driveway
- Stunning rear garden with summerhouse
- Short walk to local shops and Belfairs Woods and Golf Course
- Motivated seller that has found a property
- Naturally bright home with bay windows on all aspects

Arterial Road

Leigh-On-Sea

£450,000

Price Guide



Arterial Road



Frontage

Access to garage, access to gate leading to the front lawn area with a brick wall and fence perimeter, raised shrub and tree borders, patio area leading to a raised patio area giving access to the garage from the rear, as well as there being separate access to the front, side access to the rear garden on both sides of the property, door to:

Brick-Based Conservatory

8'7" x 6'4"

Obscured double glazed windows to the side and front with adjacent double glazed French doors, column radiator, storage cupboard, tiled flooring, door giving access to:

Downstairs WC

4'0" x 2'0"

Smooth ceiling, wall light, obscured double glazed windows to the rear, wall hung wash basin, low-level WC, tiled flooring.

Kitchen Breakfast Room

12'10" x 8'10"

Smooth ceiling. Fully fitted shaker style kitchen comprising of; wall and base level units with granite effect worktops, integrated Bosch oven with a four ring gas hob, AEG extractor fan above, wall mounted Viessmann boiler, space for a washing machine, space for a dishwasher, 1.5 ceramic sink and drainer, breakfast bar area, space for a fridge freezer, solid real wood flooring, archway to:

Dining Room

12'10" x 10'0"

Smooth ceiling, double glazed bay window to the side, double glazed French doors to the front with adjacent double glazed windows leading out to the garden, radiator, obscured glazed sliding door, radiator, real wood flooring.

Lounge

20'2" into the bay x 19'3"

Smooth ceiling, double glazed bay windows to the

rear alongside double glazed French doors leading out to the garden, double glazed window to the side, another set of double glazed French doors to the side leading out to the courtyard garden area, feature fireplace with a log burner and a tiled hearth, majority real wood flooring with a study area with a patterned tiled floor, three radiators, mirrored storage unit, iron and solid wood spiral staircase.

First Floor Landing

Smooth ceiling, with a pendant light, loft hatch, floor to ceiling airing cupboard with a top box, oak flooring.

Bedroom One

14'1" into the bay x 10'9" up to wardrobes

Smooth ceiling with a pendant light, double glazed bay windows to the front with fitted plantation blinds, radiator, carpet, built-in fitted wardrobes, additional eaves storage space.

Bedroom Two

12'4" x 10'5"

Smooth ceiling with a pendant light, double glazed bay windows to the rear overlooking the garden with fitted plantation blinds, fitted wardrobes, radiator, carpet.

Three Piece Bathroom

9'5" x 5'5"

Smooth ceiling, obscure double glazed bay windows to the side, low-level WC, pedestal wash basin, panelled bath with a shower hose and a drencher head, vertical radiator, wood panelled walls, tiled splashbacks, tiled flooring.

Established Rear Garden

Commences with a raised patio area with the remainder laid to lawn, tree and shrub borders, gate to the very rear leading onto the Arterial, side access to the front garden, outside lighting, outside tap.

Detached Garage

Up and over doors to both ends, power, light.

Agents Notes:

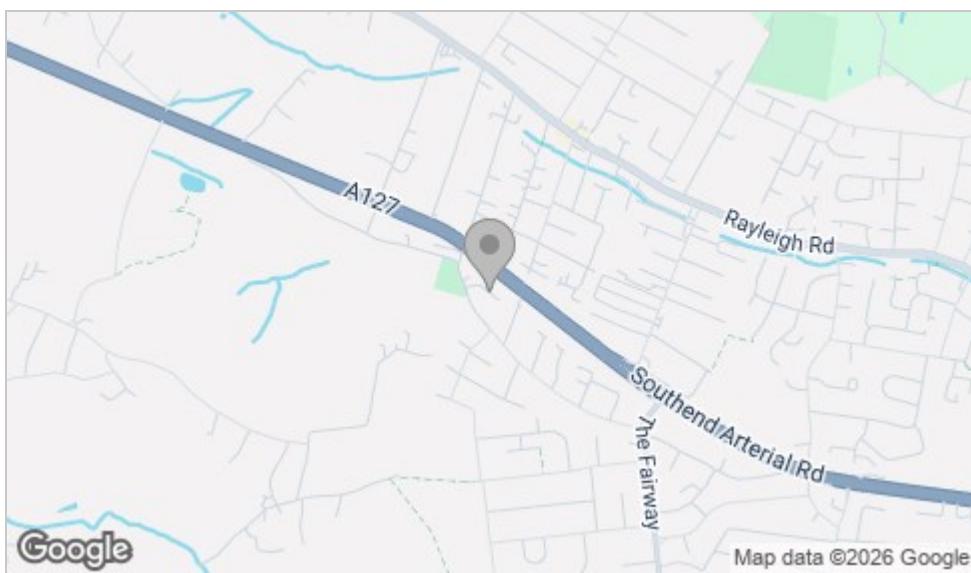
Council tax band: D



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | 81 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | 55 |
| (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 | |