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Estate Agents



* £525,000 - £550,000 * Set within the popular residential area of Cliffsea Grove, Leigh-on-Sea, this impressive semi-detached end-of-terrace home offers spacious and well-designed accommodation, perfectly suited to modern family living.

The property features four generous double bedrooms, providing flexible space for families of all sizes. A welcoming reception room offers the ideal place to relax and unwind, while the spacious kitchen breakfast room forms the heart of the home, creating a fantastic environment for everyday dining and entertaining.

Practicality is well catered for with a contemporary three-piece bathroom and a separate ground-floor WC. Outside, the attractive rear garden provides a wonderful outdoor space to enjoy throughout the year, whether for family activities, al fresco dining, or simply relaxing in the fresh air. The home also benefits from a private driveway and attached garage, offering excellent parking and storage solutions.

Ideally positioned, the property is within easy reach of the bustling amenities, shops, cafés, and restaurants of Leigh Road and Leigh Broadway. Excellent transport links are available nearby, with Chalkwell Railway Station just a short walk away, providing convenient connections into London. Families will also appreciate the property's proximity to Belfairs Academy and other well-regarded local schools.

Offering a superb combination of space, convenience, and location, this attractive home presents an excellent opportunity to enjoy all that Leigh-on-Sea has to offer.

- Modern semi-detached house
- Four double bedrooms
- Impressive kitchen breakfast room
- Delightful rear garden
- 12 minute walk from Chalkwell Station
- Driveway and attached garage
- Three-piece bathroom and downstairs WC
- Generously sized lounge/diner
- Moments from Leigh Road and Leigh Broadway shopping facilities
- Leigh North Street and Belfairs Academy catchments

Cliffsea Grove

Leigh-On-Sea

£525,000

Price Guide



Cliffsea Grove



Frontage

Parking for one large vehicle, front lawn area with a path leading down to the rear garden and entrance to the property.

PLEASE NOTE: you could make additional parking to the property where the lawn area is if needed.

Porch

3'3" x 2'11"

Composite entrance door to the side, dado rail, tiled flooring, sensor light, access to:

Entrance Hallway

8'1" x 3'5"

Smooth ceiling with a pendant light, UPVC entrance door to the side, carpeted stairs rising to the first floor landing, radiator, carpet.

Downstairs WC

5'8" x 2'8"

Obscured double glazed window to the side, low-level WC, corner wall hung wash basin with a tiled splashback, lino flooring.

Kitchen Breakfast Room

16'0" x 11'0"

Smooth ceiling with two pendant lights, double glazed windows to the side, double glazed bay window to the front. Modern shaker style kitchen comprising of; wall and base level units with a roll edge laminate worktop, 1.5 stainless steel sink and drainer with a chrome mixer tap, integrated oven and grill with a four ring electric hob with a stainless steel splashback, extractor fan, floor to ceiling cupboard housing the wall hung Baxi boiler, metro tile splashbacks, set of drawers, space for a washing machine, space for a fridge, space for a freezer, breakfast bar area, radiator, lino flooring.

Lounge-Diner

19'5" x 13'6" > 10'5"

Smooth ceiling with two pendant lights, double glazed window to the rear overlooking the garden, set of double glazed French doors to the rear leading out to the garden, two radiators, feature fireplace with a wooden surround, carpet.

First Floor Landing

8'11" x 8'5"

Smooth ceiling with a loft hatch, huge storage cupboard, radiator, carpet.

Bedroom One

10'8 x 8'8"

Smooth ceiling with a pendant light, double glazed window to the front overlooking the driveway, radiator, carpet, double storage cupboard.

Bedroom Two

12'3 x 10'3"

Smooth ceiling with a pendant light, double glazed window to the front overlooking the driveway, radiator, carpet.

Bedroom Three

12'3 x 8'9"

Smooth ceiling with a pendant light, double glazed window to the rear overlooking the garden, radiator, carpet.

Bedroom Four

10'8 x 10'4"

Smooth ceiling with a pendant light, double glazed window to the rear overlooking the garden, radiator, carpet.

Family Bathroom

6'11" x 5'6"

Smooth ceiling with an extractor fan, obscured double glazed window to the side, low-level WC, pedestal wash basin, panelled bath with a shower over, part tiled walls, lino flooring, radiator.

Rear Garden

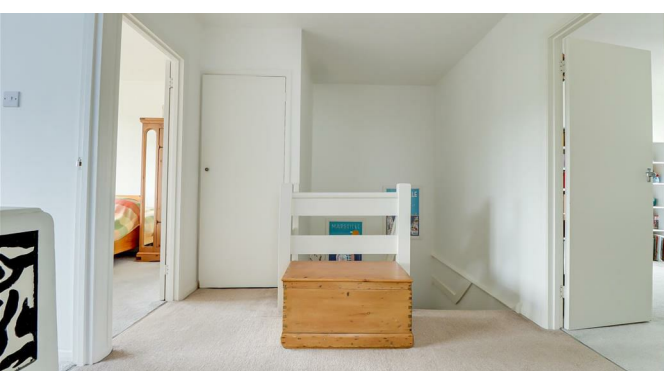
Attached Garage

15'7" x 8'0"

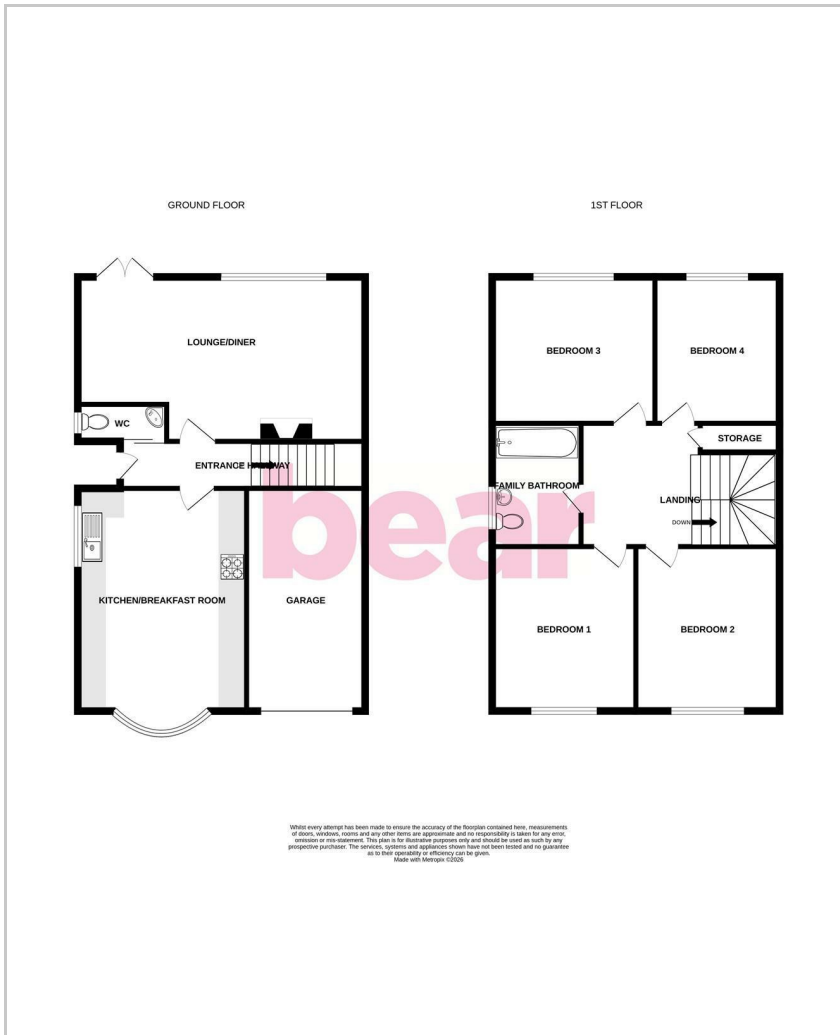
Utility meters, fuse board, power, light, concrete flooring, up and over door to the front.

Agents Notes:

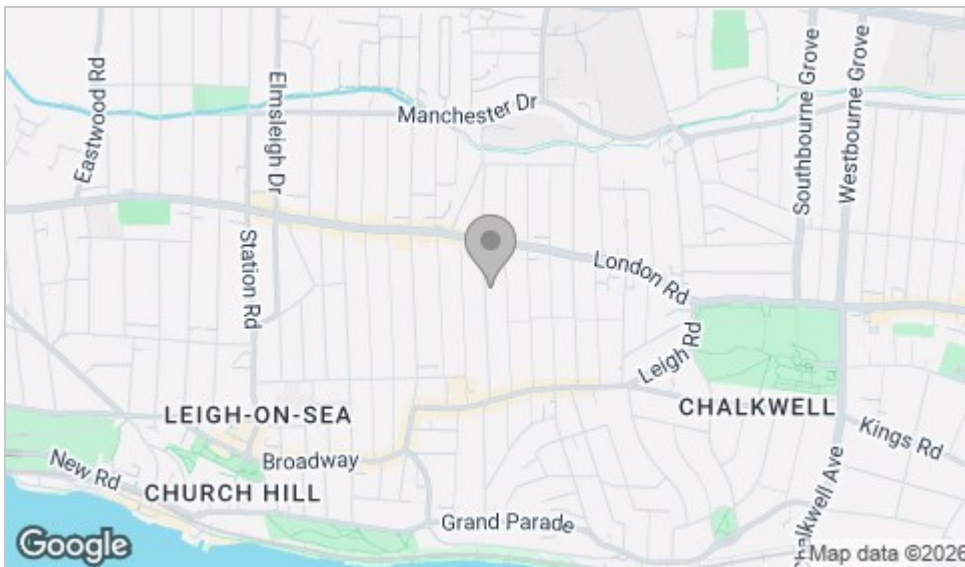
Council tax band: D



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

