



* £585,000- £615,000 * Proudly positioned in the desirable 'Marine Estate' of Leigh-on-Sea, this impressive detached house presents a remarkable opportunity for those seeking a renovation project with immense potential. Boasting a spacious layout, the property features three to four well proportioned bedrooms and two to three inviting reception areas, providing ample space for family living and entertaining. There is a fitted kitchen open to a fantastic dining room, perfect for family meals and gatherings. Additionally, the property includes a convenient downstairs WC and a four-piece family bathroom, catering to the needs of modern living. Outside, the large west-facing rear garden offers a wonderful space for outdoor activities and relaxation, while the generous driveway accommodates parking for up to three vehicles, a rare find in this sought-after area. Positioned within walking distance to Leigh Station, the vibrant Broadway, and the charming Old Town, this property is ideally located for those who appreciate the convenience of local amenities and transport links. With its substantial size and prime location, this house is a canvas awaiting your personal touch, making it an exciting prospect for buyers looking to create their dream home. Don't miss the chance to explore the possibilities this property has to offer.

- Detached character house
- West backing rear garden
- Three to four bedrooms
- Original features throughout
- Multiple reception rooms
- West Leigh School catchment
- Parking for three vehicles
- 22'5" Lounge
- Four piece family bathroom
- Garden terrace

Crescent Road

Leigh-on-Sea

£585,000

Price Guide



Crescent Road



Frontage

Block paved driveway for parking for at least three vehicles, side access at both sides, fencing to left and right, original wooden front door with stained glass window.

Entrance Hallway

15' x 9'4

Window with leadlighting to side aspect, original winder staircase with storage cupboard underneath, original wooden panelling, ceiling beams, radiator, skirting, carpet.

Lounge

22'5 x 14'2

UPVC double glazed door and sidelight plus a separate UPVC double glazed sliding door both with access to the terrace, beautiful original feature fireplace, two obscured UPVC double glazed windows to side aspect, radiator, ceiling beams, plate rail, skirting, carpet.

Kitchen

9'9 x 7

UPVC double glazed window with leadlighting to side aspect, farmhouse style kitchen units both base level and wall mounted comprising; granite worktops with double sink and chrome mixer tap, tiled splashback, four ring burner gas hob, integrated extractor hood, integrated oven, integrated dishwasher, space for washing machine, wooden beams, tiled floor.

Dining Room

12'9 x 11'7

UPVC double glazed window with leadlighting to front aspect, original wooden stable door with glazed window for side access, original wooden floorboards, radiator, plate rail, skirting.

Downstairs WC

5'3 x 2'7

Original wooden panelling, wall mounted sink with traditional chrome taps, toilet, carpet, wooden beams.

Bedroom Three

12'9 x 11

UPVC double glazed window to front aspect, picture rail, radiator, skirting, carpet.

First Floor Landing

10'9 x 9'5

Internal window with leadlighting, plate rail, skirting, carpet.

Bedroom One

14'1 x 13'6

UPVC double glazed window to rear aspect, walk-in height eaves storage, loft access, built-in wardrobes with sliding doors, radiator, skirting, picture rail, carpet.

Bedroom Two

13'7 x 12'8

Two UPVC double glazed leadlight windows to front aspect, two walk-in height eaves storage, radiator, picture rail, carpet.

Bedroom Four

9'6 x 5'9

Two windows with leadlighting to side aspect, radiator, skirting, carpet.

Four Piece Family Bathroom

9'5 x 5'8

Two obscured UPVC double glazed windows to side aspect, traditional wall tiling, large bathtub with brass taps and shower attachment, shower enclosure with drencher head, traditional pedestal washbasin, toilet, white towel radiator, lino flooring.

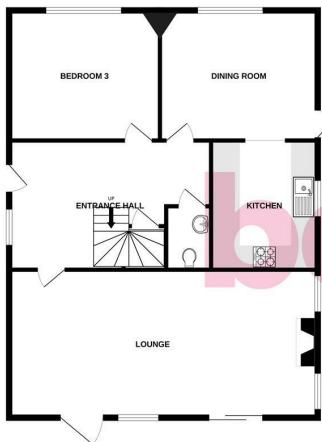
West Facing Rear Garden

Undercover paved terrace, large lawn area, mature planting borders to left and right, trees for screening, shed, hidden area to rear, side access back to the front of the property.

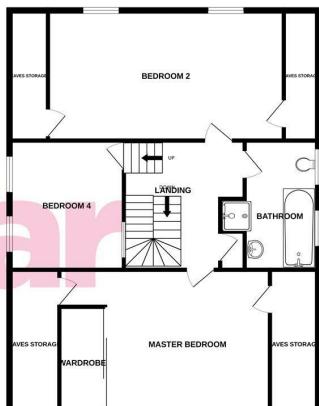


Floor Plan

GROUND FLOOR



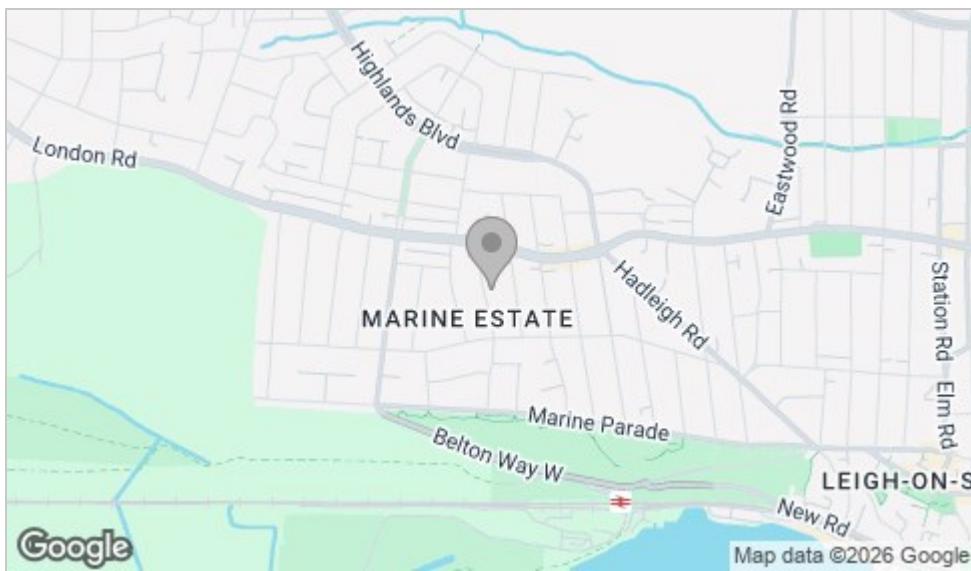
1ST FLOOR



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 inaccuracy. The vendor, agent and their respective employees and/or their companies do not guarantee prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given in respect of their condition. Measurements are approximate and not to scale. Map data ©2023 Google.



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.

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	