



* £350,000- £360,000 * Elevated yet secluded on New Road in the picturesque town of Leigh-on-Sea, this charming two bedroom fisherman's cottage offers a delightful blend of comfort and coastal living. The property features a cosy lounge, complete with a log burner, perfect for those chilly evenings, and a fully fitted kitchen breakfast room that invites you to enjoy leisurely meals with family and friends. The cottage boasts two spacious double bedrooms, with the first bedroom offering stunning sea views, allowing you to wake up to the beauty of the coastline. The second bedroom is equipped with fitted wardrobes, providing ample storage space. There is also a modern three piece shower room. One of the standout features of this property is the exceptional three-tiered front garden, which not only enhances the cottage's charm but also provides lovely sea views, making it an ideal spot for relaxation or entertaining guests. Additionally, there is a rear outer building that serves as a utility space, adding practicality to the home. Conveniently located, this cottage is just a short walk from Leigh Station and the vibrant Broadway, ensuring easy access to local amenities and transport links. Furthermore, you will find yourself on the doorstep of Old Leigh Town, known for its quaint charm and rich maritime history. This delightful terraced cottage is perfect for those seeking a serene coastal lifestyle while remaining close to the conveniences of town living.

- Beautiful fisherman's cottage
- Fully fitted kitchen-breakfast room
- Lounge with sea views and log burner
- Modern three-piece shower room
- Stones throw from Old Leigh
- Sea views from the garden, lounge and master bedroom
- Useful outside area (currently used as an outside utility/storage room)
- Two double bedrooms
- Welcoming entrance porch
- Short walk to Leigh Station and Broadway

New Road

Leigh-On-Sea

£350,000

Price Guide



New Road



Frontage

Shared stepped path up to the garden area, front garden is across three platforms. Top platform with the seating area, steps down to the artificial lawned area in the middle, steps down to a patio area with a garden shed and log store area, attractive flower and shrub border, outside power points, outside lighting, outside tap, access to:

Entrance Porch

4'7" x 3'1"

Composite stable door entrance to the front, tiled flooring, solid wood stable door giving access to:

Lounge

11'10" x 11'6"

Smooth ceiling with a pendant light, feature fireplace area with a log burner, double glazed sash windows to the front with sea views and fitted shutter blinds, three column radiator, wooden flooring, door to:

Kitchen-Dining Room

11'7" x 8'10"

Inset spotlights, two double glazed windows to the rear, UPVC double glazed obscured door to the rear. Shaker style kitchen comprising of; wall and base level units with a square edge wooden worktop, space for a cooker with a four ring hob and a stainless steel extractor fan above, butler sink with a chrome mixer tap, tiled splashback, space for a fridge freezer, basket drawers, integrated slimline dishwasher, radiator, tiled flooring, carpeted stairs to:

First Floor Landing

Smooth ceiling with a pendant light, radiator, carpet, door to:

Bedroom One

11'11" x 7'6"

Smooth coved ceiling with a pendant light, sash window to the front with sea views, radiator, carpet.

Bedroom Two

11'6" within the wardrobe x 8'10"

Double glazed windows to the rear with fitted shutter blinds, leadlight stained glass double glazed window to the rear, range of floor to ceiling built-in wardrobes, cupboard housing the wall mounted Ideal Atlantic boiler, radiator, carpet.

Shower Room

7'8" x 3'7"

Smooth ceiling with inset spotlights and an extractor fan, double walk-in shower with an electric shower, low-level WC, vanity unit, wash basin, chrome heated towel rail, part tiled walls, tiled flooring.

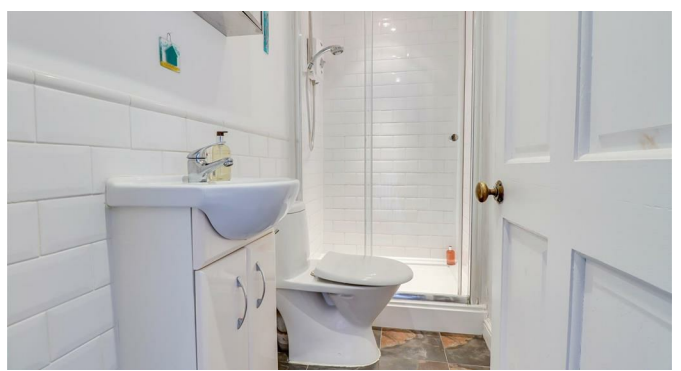
Outer Building/Utility Area

10'5" x 6'3"

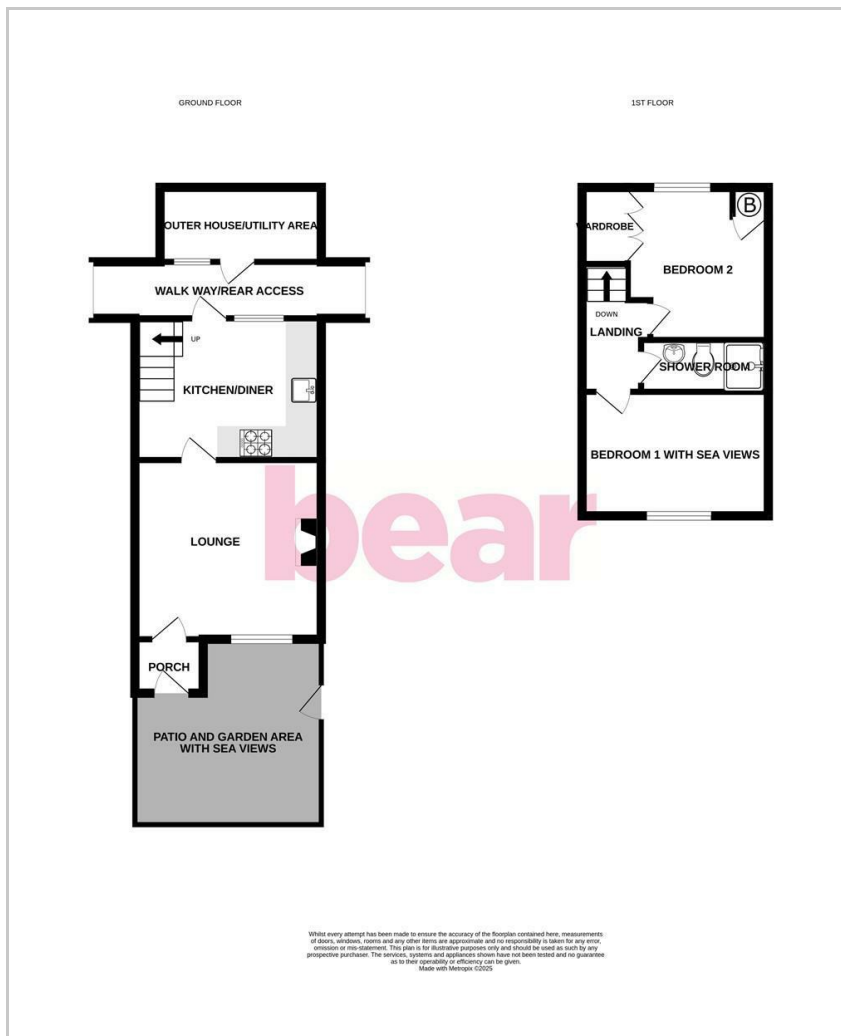
Plastic roof, concrete floor, power, light, worktop with space for a washing machine and tumble dryer underneath.

Rear of the Property

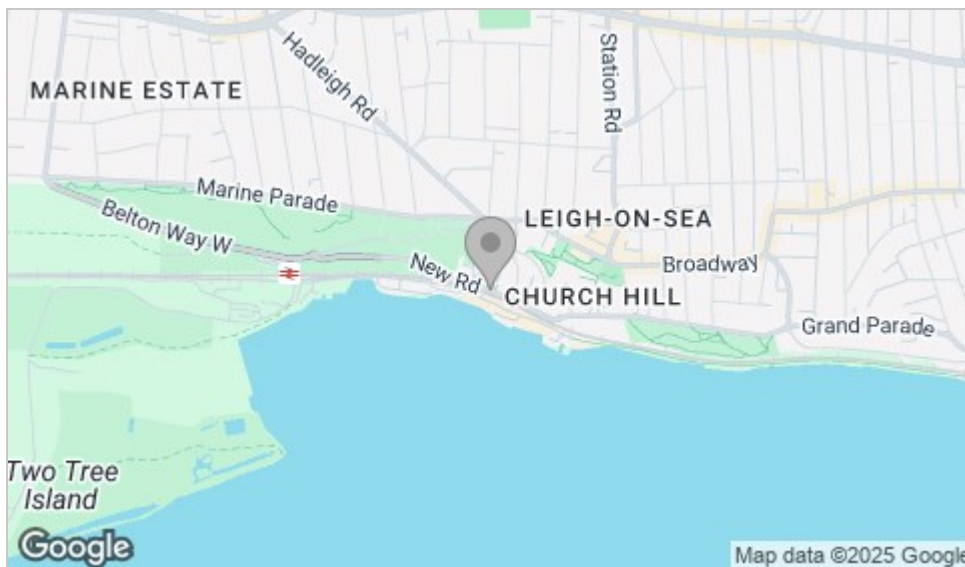
There is a pathway running along the rear of the terraced cottages giving you direct access to the back of the buildings from the roadside.



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

