



* NO ONWARD CHAIN * TWO BEDROOM TERRACED HOME * MODERN FITTED KITCHEN * SPACIOUS LOUNGE * OPEN-PLAN DINING AREA * CONSERVATORY/UTILITY ROOM * TWO DOUBLE BEDROOMS * PRIVATE FRONTAGE * GENEROUS REAR GARDEN * Bear Estate Agents are delighted to present this well-maintained and modern two-bedroom terraced home, situated along Grove Hill Road in the popular Leigh-on-Sea area. The property offers a bright and spacious lounge, a modern fitted kitchen flowing into a welcoming dining area, and a versatile conservatory/utility room. Upstairs boasts two generously sized double bedrooms and a contemporary family bathroom. Externally, the home benefits from an attractive private frontage and a generously proportioned rear garden with a raised brick flower bed, perfect for outdoor enjoyment. Ideally positioned within easy reach of local shops, Lidl, well-regarded schools including Edwards Hall Primary School and The Eastwood Academy, as well as excellent transport links and the A127. This fantastic home is ideal for first-time buyers, young families or those looking to downsize!

- Well-presented two-bedroom terraced home with no onward chain
- Modern fitted kitchen with integrated appliances
- Two generously sized double bedrooms
- Contemporary family bathroom with fitted storage
- Generously sized rear garden with raised brick flower bed
- Bright and spacious lounge with luxury carpeting
- Open-plan kitchen and dining area
- Versatile conservatory/utility room
- Double-glazed windows throughout
- Ideally located close to the A127, transport links, local shops, amenities and well-regarded schools.

Grove Hill

Leigh-On-Sea

£350,000

Asking Price



Grove Hill



Frontage

A well-presented two-bedroom terraced home boasting an attractive part-brick, part-clad exterior, complemented by stylish olive-green cladding and a matching front door. Further features include double-glazed windows, a private stone-fronted area and a concrete patio pathway leading to the entrance.

Lounge

16'1 x 13'4

Upon entering the property, you are welcomed into a bright and generously proportioned lounge, featuring a smooth coved ceiling with pendant lighting and luxurious carpeted flooring. A large double-glazed window allows an abundance of natural light to flood the room, creating a warm and inviting atmosphere. Further benefits include a wall-mounted radiator and conveniently positioned power points. A door provides access to the adjoining accommodation.

Kitchen

15'10 x 8'5

A stylish and modern fitted kitchen featuring a smooth ceiling with pendant lighting, ample worktop space and a generous selection of storage cupboards, complemented by additional open shelving. The kitchen benefits from an integrated oven with a four-ring electric hob and extractor fan, along with designated space for a fridge/freezer. Attractive hardwood flooring adds warmth and character, while a wall-mounted radiator and conveniently positioned power points provide everyday practicality. The kitchen flows seamlessly into the adjoining living space, creating a bright and sociable open-plan layout.

Dining Room

8'7 x 7'6

A bright and inviting dining area featuring a smooth ceiling with pendant lighting and double-glazed windows allowing an abundance of natural light to fill the space. Double doors provide direct access to the rear garden, creating a seamless connection between indoor and outdoor living. Further benefits include a wall-mounted radiator and conveniently positioned power points.

Utility/Conservatory

8'7 x 6'0

Accessed directly from the kitchen, this versatile conservatory/utility room features an attractive exposed brick wall complemented by decorative wall cladding. Double-glazed windows allow plenty of natural light to fill the space, while hardwood flooring and a wall-mounted radiator add comfort and practicality. The room also offers ample space for utility appliances, along with conveniently positioned power points.

Landing

A well-presented first-floor landing featuring a smooth ceiling with pendant lighting and comfortable carpeted flooring, providing convenient access to all first-floor rooms.

Bedroom One

12'4 x 9'5

A bright and spacious double bedroom featuring a smooth ceiling with pendant lighting and double-glazed windows allowing plenty of natural light to flood the room. Further benefits include comfortable carpeted flooring, a wall-mounted radiator and conveniently positioned power points.

Bedroom Two

16'2 x 11'1

A generously proportioned king-size bedroom featuring a smooth ceiling with pendant lighting, a double-glazed window allowing an abundance of natural light to fill the room, comfortable carpeted flooring, a wall-mounted radiator and conveniently positioned power points.

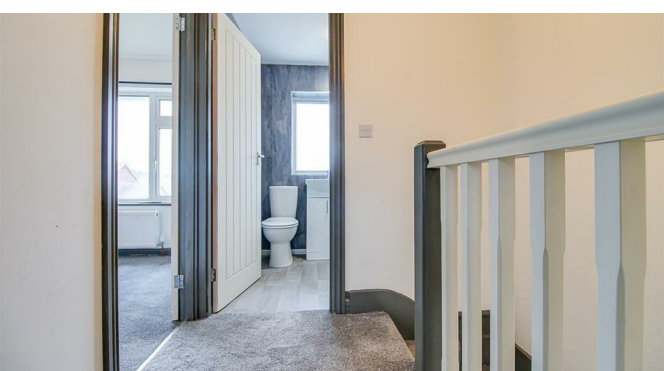
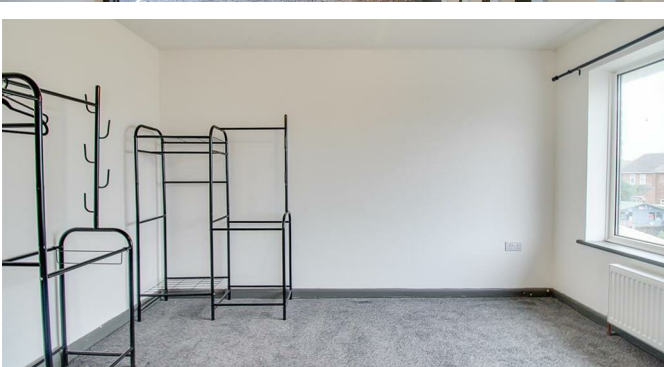
Bathroom

6'2 x 6'2

Smooth ceiling with inset spotlighting, fully tiled walls, double-glazed window with privacy glass, low-level WC, wash basin with integrated storage, and a fitted bath with showerhead attachment. Complemented by attractive hardwood flooring.

Rear Garden

A charming courtyard garden, complemented by attractive timber fencing and a raised brick flower bed, leading to a generously proportioned, elongated rear garden offering plenty of outdoor space and potential.



The image displays two architectural floor plans. The left plan is the Ground Floor, measuring 58.4 sq.m (628 sq.ft) approx. It includes a Dining Room, Conservatory, Kitchen, Lounge, and an Entrance Hall with a staircase. The right plan is the 1st Floor, measuring 36.2 sq.m (390 sq.ft) approx. It features two Bedrooms, a Bathroom, and a Landing with two closets (C).

GROUND FLOOR
58.4 sq.m (628 sq.ft) approx.

1ST FLOOR
36.2 sq.m (390 sq.ft) approx.

TOTAL FLOOR AREA: 94.6 sq.m (1028 sq.ft) approx.

While every attempt has been made to ensure the accuracy of the floorplan and associated measurements, it should be noted that the floorplan is for information only and is not intended to be used for any legal purposes. The floorplan, dimensions and associated measurements are for information only and are not intended to be used for any legal purposes. The floorplan, dimensions and associated measurements are for information only and are not intended to be used for any legal purposes. The floorplan, dimensions and associated measurements are for information only and are not intended to be used for any legal purposes.



A map view from Google Maps showing a residential area. A prominent blue road, labeled 'A127', runs diagonally from the bottom left towards the top right. To the right of A127, there is a road labeled 'Rayleigh Rd' and another labeled 'Southend Arterial Rd'. A grey location pin is placed on the map, slightly north of the intersection of A127 and Rayleigh Rd. The map shows a grid of streets, some green spaces, and blue lines representing water features. The Google logo is in the bottom left corner, and 'Map data ©2026 Google' is in the bottom right corner.

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

204 Woodgrange Drive, Southend-on-Sea, Essex, SS1 2SJ

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>			
			82
		70	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>			
Environmental Impact (CO ₂) Rating			
		Current	Potential
<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>			
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>			