



\* Freehold Guide Price £450,000- £500,000 \* No Onward Chain \* Fully detached house with three double bedrooms provides an exciting restoration opportunity with fantastic scope to extend STPP.

- No Onward Chain
- Large Open Plan Living Space
- Ground Floor WC
- Spacious Garden to the Rear
- Off-Street Parking
- Detached Family Home
- Sizeable Kitchen
- Three Double Bedrooms
- Detached Garage
- Gas Central Heating

## Ashcombe Close

Leigh-on-Sea

**£450,000**





# Ashcombe Close



Positioned on the ever-popular Belfairs Estate is this striking three bedroom detached house with a large triple aspect living/dining room and detached garage. The property requires modernisation throughout and in return offers a truly wonderful chance to create an incredible home with huge scope to extend, subject to local planning consents. There is no onward chain and a quick sale is very possible.

This already spacious property is greeted with a sizeable entrance hallway, guest WC, kitchen and triple aspect living/dining room which overlooks the garden. To the first floor, there are three true double bedrooms and a three piece family bathroom/WC. There is a large eaves cupboard located off of the first floor landing lending an ideal chance to extend, again subject to the usual planning consents. The rear garden is of a decent size and this is where the detached garage can be found. There is generous parking to the front via a dropped kerb access.

The Belfairs Estate is regarded as one of Leigh-on-Sea's most popular residential locations close to the Belfairs Woods and golf course. There is easy access to both the A127 and A13 whilst only a short drive away is Leigh Station and its iconic Broadway with a stunning array of bars, restaurants and boutiques.

## Frontage

An independent driveway with dropped kerb access provides access to the property and off-street parking for several cars. The remainder is laid to lawn with brick wall boundaries. The driveway continues to the side with access to the detached garage. Hardwood entrance door to:

## Entrance Hallway

10'8 x 6'6

Coving to smooth ceiling, large obscure window to the front aspect, stairs to the first floor, u

## WC

Smooth ceiling, obscure window to the side aspect, the suite comprises a WC

## Dual Aspect Kitchen

11'1 x 10'4 max

Smooth ceiling, secondary glazed window to the rear aspect overlooks the garden, further s wall level storage units, roll edge worktops, breakfast bar, inset sink unit, space for washing r

## Triple Aspect Living/Dining Room

27'2 x 11'11

Coving to a part smooth ceiling, large secondary glazed window to the front aspect, double secondary glazed window to the side aspect. Two radiators, stunning original fireplace with

## Living Room

15'4 x 12'0

## Dining Room

12'1 x 11'7

## First Floor Landing

Smooth ceiling, secondary glazed window to the side aspect, large walk-in eaves storage cu consents. Loft access, doors to:

## Bedroom One

11'11 x 11'0

Large secondary glazed window to the rear aspect overlooks the garden, radiator.

## Bedroom Two

11'11 x 8'3 > 10'8

Large secondary glazed window to the front aspect, radiator, built-in wardrobes with double

## Bedroom Three

10'10 x 9'9

Smooth ceiling, second dart glazed window to the rear aspect overlooking the garden, radia

## Family Bathroom

8'9 x 6'6

Obscure part secondary glazed window to the side aspect, vinyl floor and feature contempo shelving space. The white suite comprises a w.c, sink unit with mixer tap, panelled bath with

## Rear Garden

The garden measures some 40 feet in depth and commences with a hardstanding area, sid

## Detached Garage

15'8 x 7'11

Up/over door. Brick structure. Roof requires maintenance.

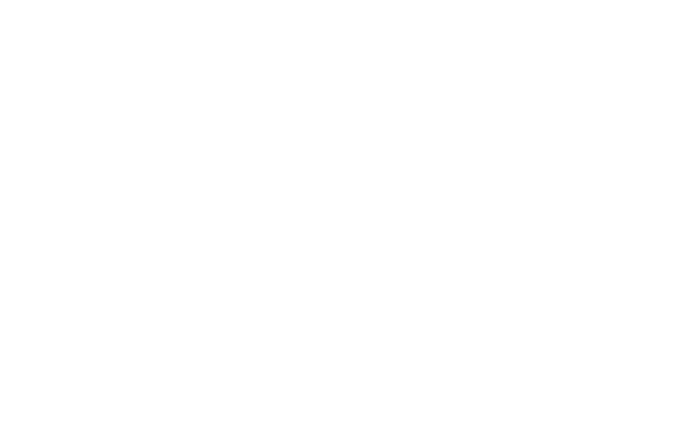
## Off-Street Parking

## Agents Note

Tenure: Freehold & Council Tax Band D

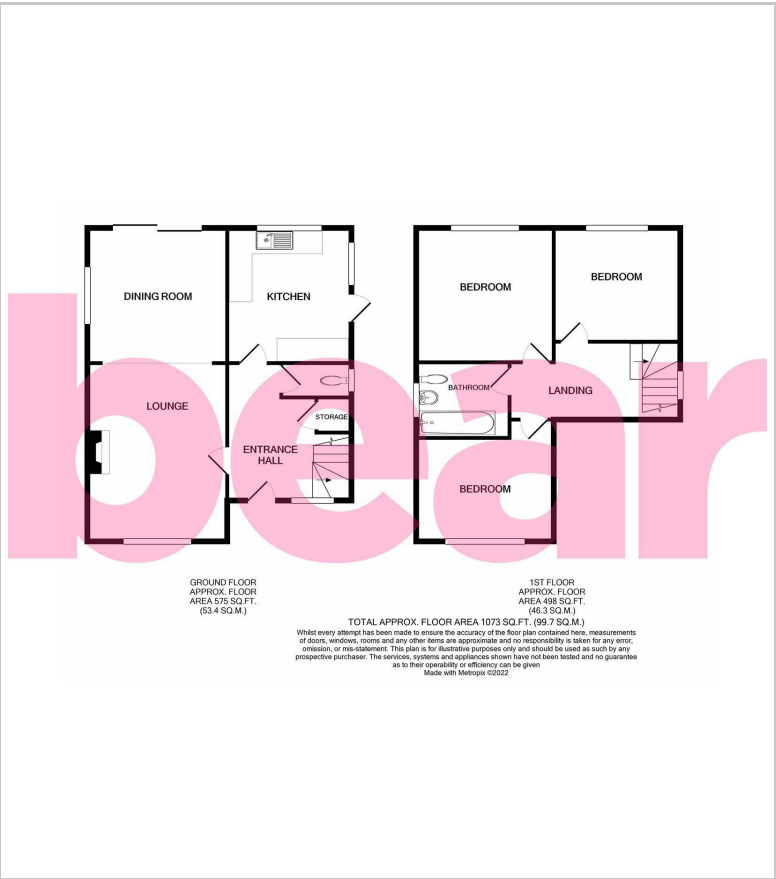




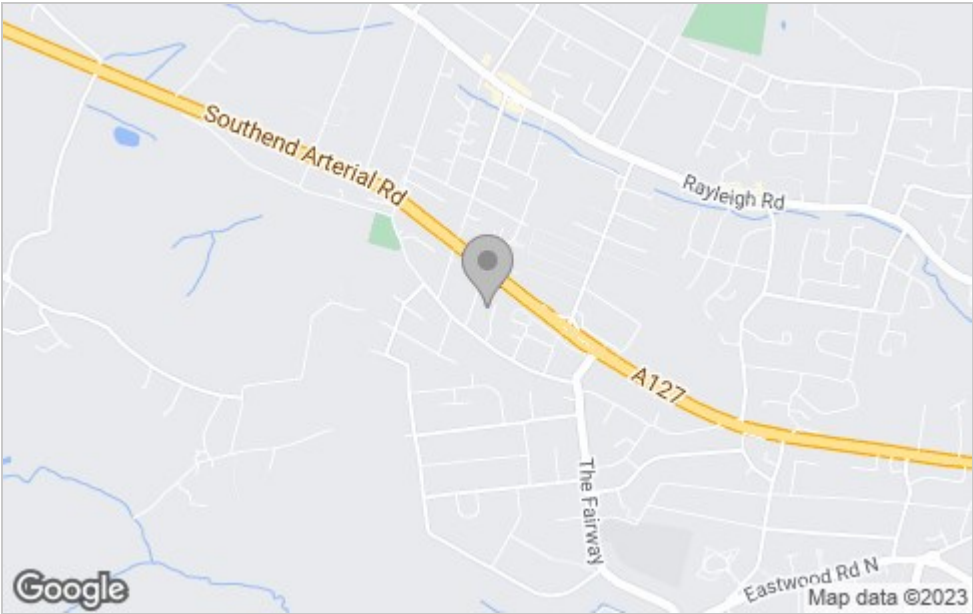




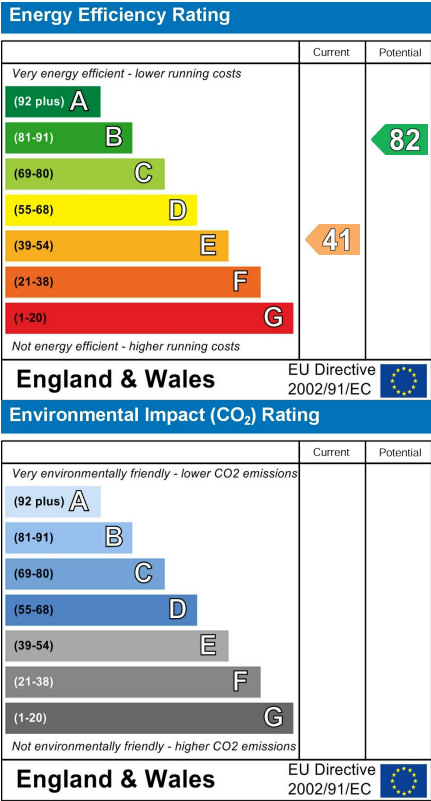
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

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.

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