



FOR SALE

Church Hill, Leigh-On-Sea SS9 2DQ

£435,000 Freehold Council Tax Band - C

- Terraced Two Bedroom 'Fisherman Style' Cottage
- Central Leigh On Sea Location
- Sea Views
- Two Reception Rooms
- Close Proximity To Old Leigh & The Broadway
- Short Walk To Leigh On Sea Station
- Private Rear Garden
- Two Double Bedrooms
- Larger Than Average End Plot
- Ideal Holiday Let

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

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Description

Welcome to Church Hill, a postcard perfect two bedroom 'Fisherman' style end of terrace cottage situated in the heart of Leigh On Sea. Offering two reception rooms, fitted kitchen, two double bedrooms, family bathroom and a private rear garden. Originally built for Fishermen in the 1890's this home brings some great character to everyday living.

Situated on Church Hill you are in a fantastic location for a vast amount of local amenities along The Broadway, within a stone throw away from Old Leigh where you can enjoy some drinks in the sunshine and have fantastic views from your bedroom! If you regularly commute into London Fenchurch Street this cottage offers a fantastic location being only a short walk away from Leigh On Sea station.

Lounge

Carpet flooring, radiator, single glazed sash windows to front aspect, feature fireplace, ceiling mounted lighting.

Reception Room

Carpet flooring, radiator, single glazed sash window to rear aspect, feature fireplace, storage cupboard, ceiling mounted lighting.

Kitchen

Tiled flooring, single glazed sash window to side aspect, single glazed door leading to porch area, base & walls units, tiled splashback, rolltop work surface incorporating stainless steel sink & drainer, 4 point gas hob with extractor over, integrated 'Lamona' oven, ceiling mounted lighting.

W/C

Tiled flooring, radiator, single glazed obscure window to side aspect, W/C, hand basin, space and plumbing for washing machine, ceiling mounted lighting.

Landing

Carpet flooring, radiator, single glazed sash window to side aspect, loft access, pendant lighting.

Bedroom 1

Carpet flooring, radiator, single glazed sash windows to front aspect, feature fireplace, pendant lighting.

Bedroom 2

Carpet flooring, single glazed sash window to rear, radiator, feature fireplace, pendant lighting.

Bathroom

Tiled flooring, radiator, heated towel rail, single glazed obscure sash window to rear aspect, feature fireplace, panelled bath with shower system over, hand basin, W/C, ceiling mounted lighting.

Porch

Tiled flooring, single glazed door to rear aspect, base unit, rolltop workspace, boiler, pendant lighting.

Rear Garden

Gated access, laid lawn, shrubs and flowerbeds, shed to remain.

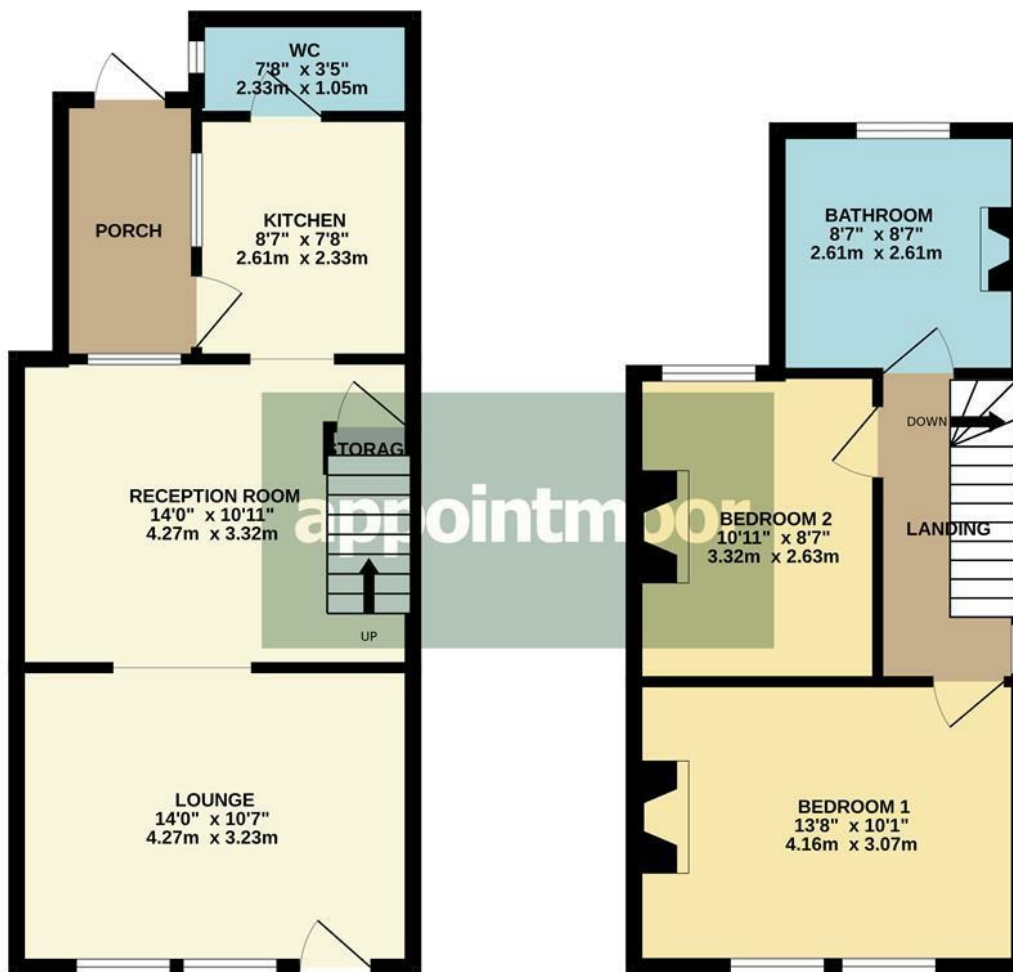
Front Of Property & Parking

Stairs leading to entrance walk way, decked entrance, on street parking available.



GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.

1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA: 781 sq.ft. (72.5 sq.m.) approx.

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	

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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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