



FOR SALE

Darlinghurst Grove, Leigh-On-Sea SS9 3LG

Guide Price £525,000 Freehold Council Tax Band - C 1076.00 sq ft

- Three Bedroom Semi Detached Bungalow
- Beautifully Renovated Throughout
- Fitted Kitchen With Integrated Appliances
- Three Double Bedrooms
- Fantastic Location For School Catchments
- Driveway With Parking For Two Vehicles
- Situated Close To London Road
- Walking Distance To Chalkwell Park
- Short Distance To Chalkwell Station
- Local Amenities Nearby

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

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Description

** GUIDE PRICE £525,000 - £550,000 **

Nestled in the charming area of Darlinghurst Grove, Leigh-On-Sea, this beautifully renovated semi-detached bungalow offers a perfect blend of modern living and classic appeal. This property boasts three spacious double bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by an open plan kitchen, lounge, and dining area that creates a warm and inviting atmosphere, perfect for both entertaining and everyday living. The kitchen is designed to a high standard, ensuring that it meets the needs of any culinary enthusiast. The

four-piece family bathroom suite is equally impressive, providing a luxurious space for relaxation.

Built in circa 1920, this bungalow retains a sense of character while incorporating contemporary finishes throughout. The property also benefits from parking for two vehicles, a valuable feature in this desirable location.

Situated close to London Road, residents will enjoy easy access to local amenities, shops, and services. Additionally, the property is within walking distance to Chalkwell Station, making it an excellent choice for commuters. The area is well-regarded for its school catchments, making it particularly appealing for families with children.

Entrance Hall

14'2 x 6'6 (4.32m x 1.98m)

Wooden door to entrance, tiled flooring, radiator, storage cupboard, pendant lighting.

Lounge

26,4 x 24,8 (7.92m,1.22m x 7.32m,2.44m)

Wooden flooring, wall mounted radiator, double glazed windows to rear aspect, built in stud wall, pendant lighting.

Kitchen/Diner

same as above (same as above)

Wooden flooring, radiator, double glazed bi-fold doors to rear aspect, base & wall units, marble effect worksurface incorporating sink & drainer, space for cooker with extractor over, space for fridge/freezer, integrated dishwasher, integrated washing machine, built in island with storage, pendant lighting and spotlight lighting.

Bedroom 1

15'3 x 12'3 (4.65m x 3.73m)

Carpet flooring, radiator, double glazed bay window to front aspect, picture rail, ceiling rose, pendant lighting.

Bedroom 2

13'0 x 9'3 (3.96m x 2.82m)

Carpet flooring, radiator, double glazed window to side aspect, picture rail, pendant lighting.

Bathroom

8'10 x 8'7 (2.69m x 2.62m)

Tiled flooring, heated towel rail, double glazed obscure window to side aspect, freestanding bath, walk in shower cubicle, hand basin, W/C, partially tiled walls, loft access housing boiler, ceiling mounted lighting.

Bedroom 3

12'1 x 10'6 (3.68m x 3.20m)

Carpet flooring, radiator, double glazed window to front aspect, picture rail, pendant lighting.

Rear Garden

Decked patio seating area, laid lawn, side access and outside water tap.

Front Of Property & Parking

Laid stone driveway with space for 2 vehicles.

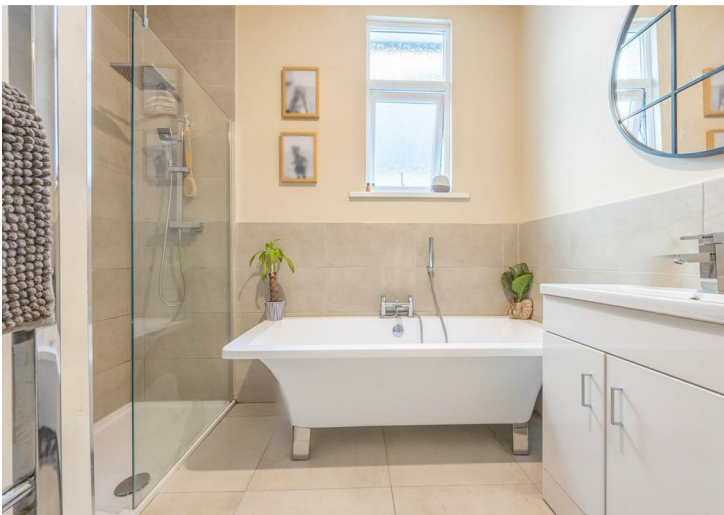
School Catchments

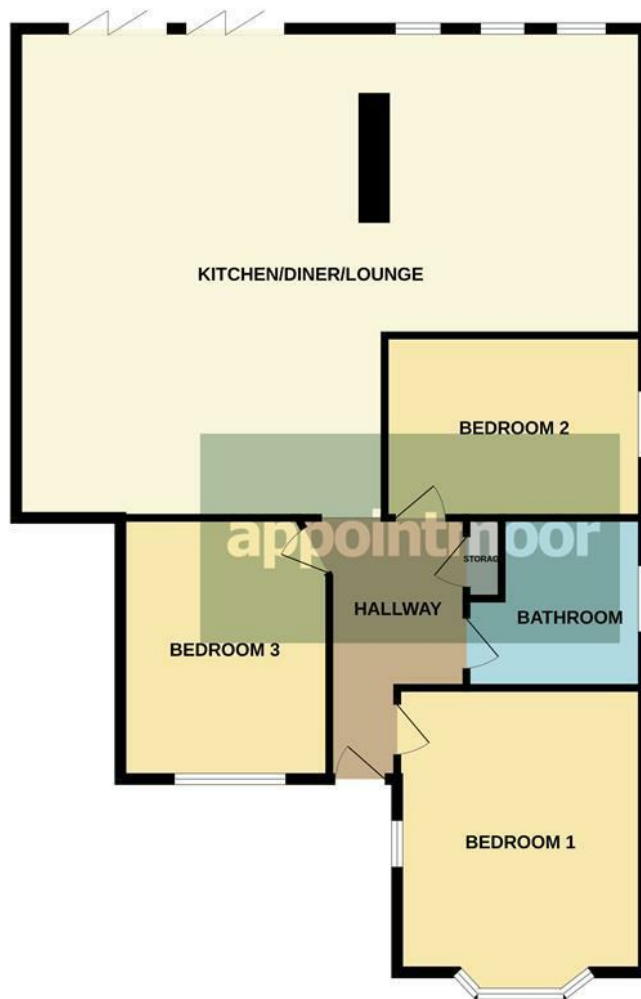
Darlinghurst Academy

Our Lady of Lourdes Catholic Primary School

Westcliff High School for Girls

Westcliff High School for Boys Academy





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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