



FOR SALE

**Cliff Road,
Leigh-On-Sea SS9 1HJ**

Guide Price £850,000 Freehold

- Garage & Additional Parking Space
- Detached Character House
- Central Leigh Location
- 4 Double Bedrooms
- 3 Reception Rooms
- Large Kitchen Breakfast Room
- Well Kept Rear Garden
- Short Walk to Broadway & Rail Station
- Off Street Parking to Front

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

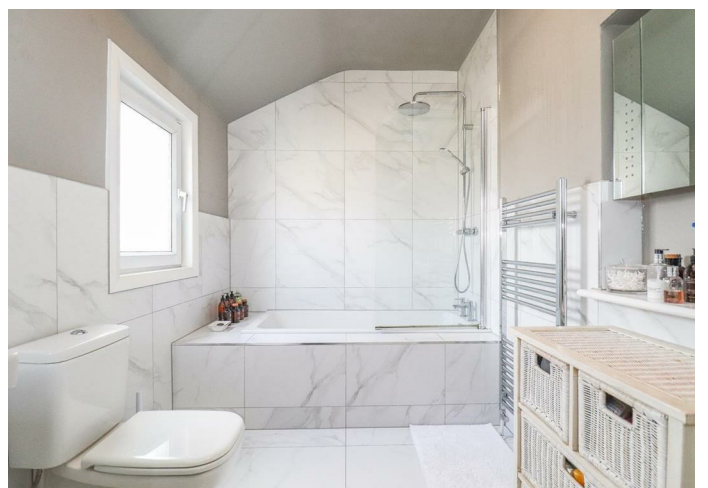
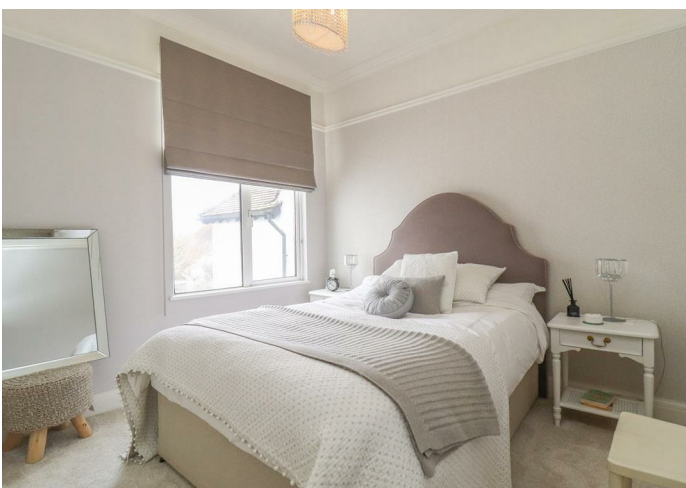
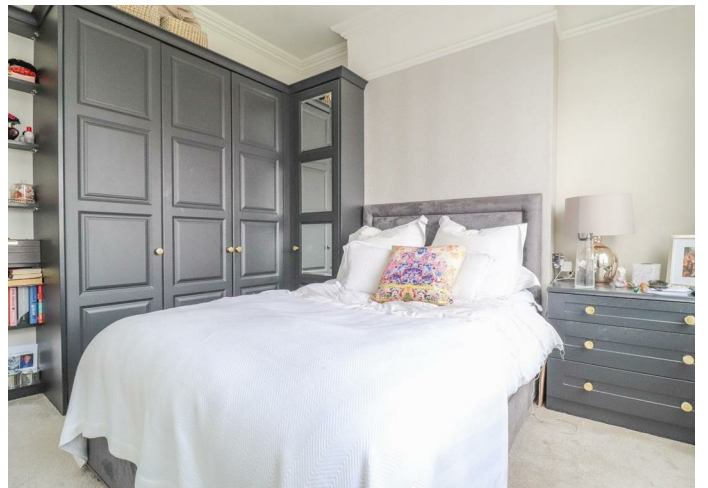
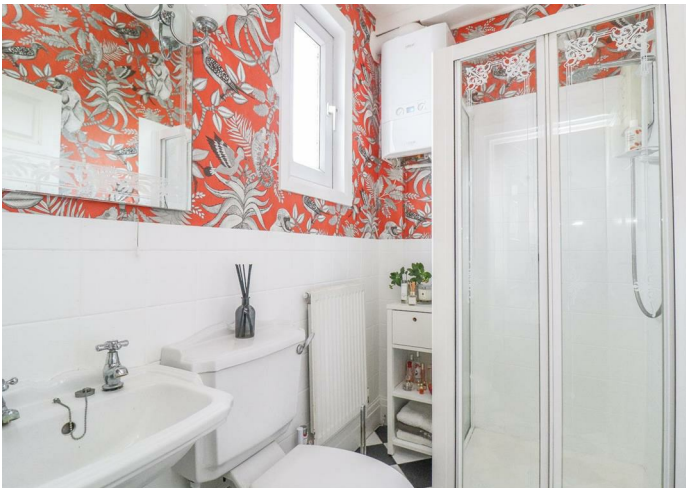
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Description

****Guide Price £850,000 - £900,000** INCLUDING SEPARATE GARAGE.** Beautiful detached character house located in a central Leigh location, just a short stroll from the Broadway, rail station and seafront. This stylish property offers a comfortable charming interior with modern touches and benefits from a well kept rear garden with patio area and mature

shrubbery. To the ground floor is a welcoming entrance hallway, lounge leading to snug, dining room, morning room, spacious kitchen breakfast room and shower room, with four double bedrooms, study and family bathroom to the first floor. With the additional benefit of off street parking to the front as well as a garage in a block to the rear and second parking space, viewing is highly advised.





Entrance

Double glazed double doors into entrance porch with further front door into hallway. The hallway has engineered oak flooring, dado and picture rail, coving radiator and under stair cupboard. Stairs to first floor and doors to all rooms.

Lounge

Lounge to front aspect with double glazed square bay window, engineered oak flooring, radiator, picture rail, coving and limestone fireplace with gas fire. Steps down to snug.

Snug

Steps from lounge into snug with engineered oak floor, picture rail, radiator and coving with inset lighting. Door to hallway, door to kitchen and decorative stained glass internal window.

Dining Room

Dining room to front aspect with engineered oak floor, picture rail, coving and radiator. Decorative fireplace and double glazed French doors to front aspect.

Morning Room

Morning room to rear aspect with engineered oak floor, picture and dado rail, coving, radiator and feature fireplace. Double glazed French doors leading out to rear garden.

Kitchen Breakfast Room

Spacious kitchen diner to rear aspect with double glazed French doors out to rear garden. Porcelain tiled floor with underfloor heating, two double glazed windows to rear and high ceiling with two Velux windows and inset spotlighting. The kitchen has a range of high gloss units with quartz work surfaces, under cupboard lighting and sink with mixer tap and hot water tap.. Integrated induction hob with extractor, two ovens, dishwasher and washing machine, built in wine rack & cooler and space for American style fridge freezer.

Shower Room

Three piece suite comprising WC, wash hand basin and shower cubicle. Tiled floor, double glazed opaque window, part tiled walls and radiator.

First Floor

Stairs to first floor landing with engineered oak floor, dado and picture rail, coving and pull down ladder to loft. Doors to all rooms.

Bedroom 1

Bedroom to front aspect with double glazed window, fitted carpet, picture rail, coving and radiator.

Bedroom 2

Bedroom to front aspect with double glazed window, fitted carpet, picture rail, coving and radiator.

Bedroom 3

Bedroom to rear aspect with double glazed window, fitted carpet, picture rail, coving and radiator.

Bedroom 4

Bedroom to rear aspect with double glazed window, fitted carpet, picture rail, coving and radiator.

Study

Study with engineered oak floor, double glazed window to front and radiator.

Bathroom

Three piece suite comprising WC, wash hand basin and bath with rain head shower over. Porcelain tiled floor and part tiled walls, double glazed window, heated towel rail and extractor fan.

Garden

Pleasant and well kept rear garden with patio area, lawn and mature shrubbery. Gated side access to front.

Garage & Parking

Garage in a block to rear (access in Upland Road) with one parking space in front. Additional off street parking space to front of property.

Tenure

Freehold
Council Tax Band - E



GROUND FLOOR
939 sq.ft. (87.2 sq.m.) approx.

1ST FLOOR
682 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA: 1620 sq.ft. (150.5 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	80
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
60	
England & Wales	EU Directive 2002/91/EC



Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	80
(81-91) B	
(69-80) C	
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Not environmentally friendly - higher CO ₂ emissions	
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England & Wales	EU Directive 2002/91/EC

AGENTS NOTES: Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. We therefore must advise any prospective purchaser employ their own, independent experts to verify the statements contained herein. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested.

VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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