



**CLIFFSEA GROVE, LEIGHON SEA
ASKING PRICE £700,000. FREEHOLD**

FIVE BEDROOM DETACHED HOUSE IN THE HEART OF LEIGH ON SEA

Leigh On Sea | 01702 470625 | leighonsea@winkworth.co.uk

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DESCRIPTION:

Winkworth Estate Agents have been favoured with instructions to bring to the market this much loved five-bedroom detached house, situated in a prime location in the heart of Leigh-On-Sea.

Ideally located just off the Leigh Road within walking distance of Chalkwell Mainline Train Station with direct links via the C2C line to London Fenchurch Street, and just a short stroll from The Broadway with its array of shop's, bars, restaurants and boutique's.

Ground Floor - Entrance Hall: -

Fitted carpet, stairs rising to first floor, doors leading to: -

Lounge/Diner: 30'11 (into bay) x 14'67 (lounge area) narrowing to 13'19 (dining area)

Glazed bay window to front aspect, fitted carpet, power points, radiator. Sliding door leading to: -

Conservatory: - 10'31 x 6'08

Double glazed to rear aspect, fitted carpet.

Morning Room: - 12'3 x 7'96

Fitted carpet, power point, radiator.

Laundry Room: - 6'08 x 5'44

Glazed window, door leading to garden.

Cloakroom: 5'47 x 3'07

Low level WC, wash basin.

Kitchen: - 14'02 x 10'51

Glazed window and door to rear aspect, vinyl floor covering, fitted with a range of floor and wall mounted cupboards and drawers, inset oven, gas hob, sink and drainer, washing machine. Door leading to garage.

Garage: 18'2 x 12'47

Up and over garage door, power points and lighting.

First Floor

Bedroom 1: - 17'11 (into bay) x 13'11

Glazed window to front aspect, fitted carpet, power points.

Bedroom 2: 15'25 (max) x 12'37.

Glazed window to front aspect, fitted carpet, power points.

Bedroom 3: 12'32 x 11'98

Glazed window to front aspect, fitted carpet, power points.

Bedroom 4: - 12'4 x 7'27

Glazed window to rear aspect, fitted carpet, power points.

Bedroom 5: - 7'84 x 7'39

Glazed window to front aspect, fitted carpet, power points.

Bathroom: - 7'42 x 6'43

Glazed obscure window to rear aspect, three-piece bathroom suite, comprising of bath, low level wc and basin.

Shower Room: - 9'2 x 6'07

Enclosed shower, low level WC, wash basin.

Shower Room: -4'64 x 2'59 - Note - Not working.

Externally

Parking to the front of the garage.

West backing rear garden mainly laid to lawn.



GROUND FLOOR



1ST FLOOR



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.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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