



Hillside Road, Leigh on Sea

£750,000 *Freehold*

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Winkworth of Leigh are delighted to bring to the market 'Violet Bank', a beautiful three-bedroom semi-detached period house, situated in a rare and extremely sought-after position, just off Leigh Park Road and affording some beautiful estuary views and off-street parking.

KEY FEATURES

- Semi Detached Period House
- Three Bedrooms
- Two Reception Room
- Lovely Kitchen/Breakfast Room
- Amazing Sea Views
- Loft Room



Leigh On Sea

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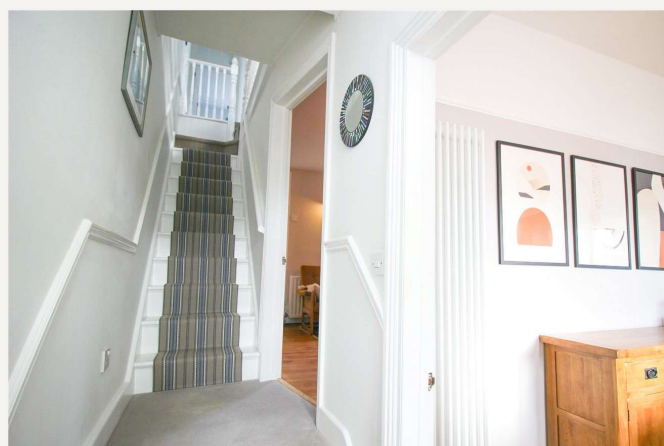
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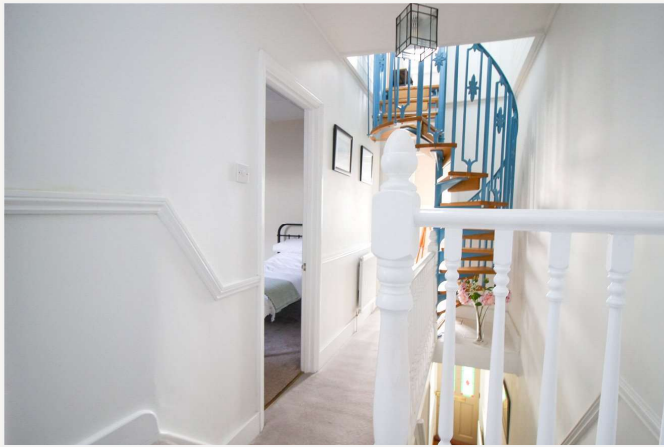
for every step...



The accommodation comprises; entrance hall, south facing reception room, separate dining room which leads through to a beautiful fitted kitchen/breakfast room, whilst to the first floor there is a spacious four-piece bathroom, two double bedrooms - the main has amazing estuary views and a further second floor bedroom/office, again with beautiful estuary views.

Situated on Hillside Road, Leigh on Sea, this rarely available property is perfectly located for Leigh Old Town as well as being within walking distance to Leigh Broadway and its shops, bars, restaurants and boutiques. Leigh Beach and mainline railway station are also within walking distance.





ROOM DESCRIPTIONS

Accommodation Comprises: - The property is approached via part glazed entrance door leading to:

Entrance Hall: - Split level hall with stairs with carpet runner leading to the first-floor landing, carpeted, dado rail, smooth plastered ceiling, doors to:

Reception Room/Ground Floor Bedroom: - 3.84m (into bay) x 3.14m (12'7 (into bay) x 10'4). Double glazed sash bay window to front aspect with fantastic estuary views, carpeted, vertical radiator.

Reception Room: - 3.36m x 3.25m (11'1 x 10'1) - Sash window to rear aspect, carpeted, feature cast iron fireplace with tiled hearth, picture rail, radiator, steps up to: -

Kitchen/Breakfast Room: - 4.95m x 3.53m (into bay) (16'3 x 11'7 (into bay)) - Sash bay window to side aspect and further window to rear. The kitchen is fitted to include a modern double sink unit with mixer tap, inset into a range of roll edge work surfaces with cupboards and drawers beneath, range cooker with extractor hood above, further range of matching eye level wall mounted units, integrated slim line dishwasher, integrated eye level microwave oven, appliance space and plumbing for washing machine and fridge/freezer, smooth plastered ceiling, tiled flooring, radiator, barn style door to garden.

First Floor Split Level Landing: - Carpeted, spiral stairs to the second floor, radiator, doors to: -

Main Bedroom/Living Room: - 4.24m x 3.81m (into bay) (13'11 x 12'6 (into bay)) - Double glazed sash bay window to front aspect with estuary views, carpeted, feature fireplace with stone surround and inset gas coal effect fire, further sash window to front, twin bespoke fitted alcove storage units, radiator.

Bedroom Two: - 3.63m x 2.61m (11' x 8'3) - Sash window to rear aspect, carpeted, cast iron fireplace, radiator.

Bathroom: - 2.71m x 2.31m (9'11 x 7'7) - Sash window to rear aspect, modern four-piece suite comprising; claw footed roll top bath with mixer tap and shower attachment, high level WC, fully tiled shower cubicle, wash hand basin with mixer tap and vanity unit, tiled flooring, smooth plastered ceiling, half tiled to surrounding walls, heated towel rail and under floor heating.

Walk-In Closet: - Fitted with ample hanging and storage space, laminate flooring.

Guest Cloakroom: - Double glazed obscure window to side aspect, low level WC, wash hand basin with mixer tap and vanity unit, tiled flooring, heated towel rail.

Second Floor Guestroom/Office: - 4.32m (min) x 3.20m (min) (14'2 (min) x 10'6 (min) - Velux window to front aspect with estuary views, carpeted. Portable aircon unit with fitted venting (BC certified loft conversion

Externally: -

Off street parking for two cars on quiet private road on easement to the front of the house

Rear Garden: - The property benefits from a beautiful rear garden with a wonderful patio area which offers gorgeous estuary views, outside lighting, shed.

MATERIAL INFO

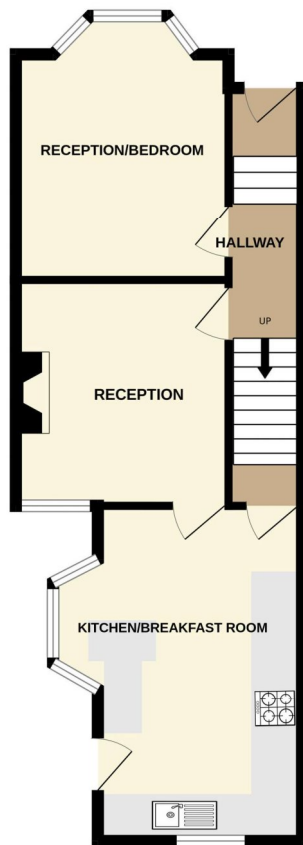
Tenure: Freehold

Council Tax Band: D

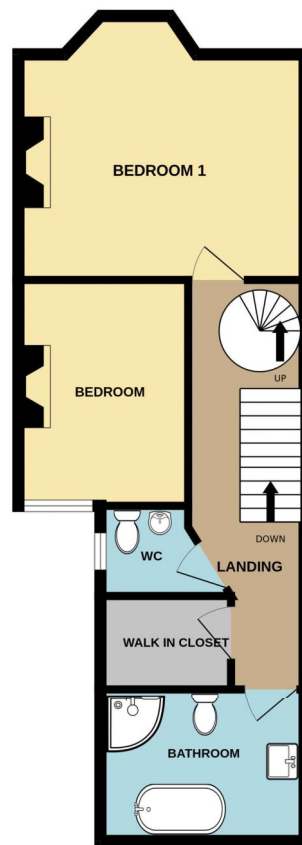
EPC rating: D

Agents Note - Please note the vendors advise the front bay window to the property was underpinned in 1993.

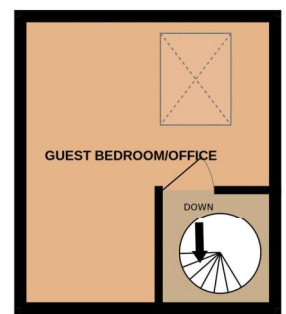
GROUND FLOOR



1ST FLOOR



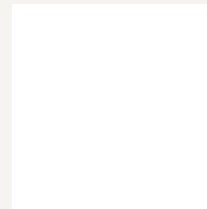
2ND FLOOR



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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	83 B
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/LOS250121>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Leigh On Sea

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