



CRANLEIGH DRIVE, LEIGH ON SEA
GUIDE PRICE :- £500,000 to £525,000 FREEHOLD

TWO DOUBLE BEDROOM SEMI-DETACHED HOUSE WITH OFF ROAD PARKING

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DESCRIPTION:

Winkworth of Leigh are delighted to bring to the market this charming period semi-detached house with two double bedrooms and off-street parking.

The property is situated in an amazing location close to excellent local amenities. You can take short walk down to Leigh Broadway to shop at the local boutiques and visit the cafe, bars and restaurants then take a further walk down to Old Leigh where you can sit on the sea wall with a drink and enjoy the view and sunshine.

Just a 20-minute walk from the property is Leigh on sea Station which is perfect for those who commute into London or simply like to visit. West Leigh Primary School and Belfair's Academy are close by.

This property is bathed in natural light and offers a spacious and well-maintained interior. The ground floor comprises a welcoming living room, a bespoke fitted kitchen with access to the garden, and a dining area perfect for entertaining guests. Upstairs, there are two generously sized bedrooms and a luxury family bathroom with separate shower. Outside, the property benefits from a West backing garden, a patio area for al fresco dining, and off-street parking.

With its attractive features and prime location, this property offers a fantastic opportunity for buyers seeking a character home with modern comforts.

Contact us now to arrange a viewing.

Entrance door leading to:

Hallway: - Picture rail, radiator, oak flooring and stairs to first floor. Built in under stairs cupboard and doors to kitchen and lounge.

Lounge Area: - 12'5" x 11'5". A lovely bright and spacious room with double glazed bay window to front. Feature fireplace with log burner, cupboards and shelving set in alcoves. Ornate coving and ceiling rose. Radiator and oak flooring,

Dining Area: -10'11" x 8'11". Double glazed window to rear. Ornate coving and ceiling rose. Oak flooring and radiator.

Kitchen: -10'9" x 9'10". Two double glazed windows to side. A lovely bespoke fitted kitchen comprising of a range of base units with wooden work surfaces incorporating sink and drainer with ornate taps. Built in oven and microwave, hob with extractor fan over. Part tiling to walls and tiled floor. Smooth plaster ceiling with inset lighting.

Breakfast Area: -10'7" x 5'10". Double glazed sliding patio doors leading and overlooking

the rear garden. Space for washing machine and fridge/freezer. Radiator.

Landing: - Smooth ceiling, access to loft, doors to bedrooms and bathroom.

Bedroom One: -15' x 12'10". Another lovely bright and spacious room with double glazed bay window to front with feature white shutters, further double-glazed window to front with feature white shutters, two built in wardrobes and smooth ceiling.

Bedroom Two: -10'11" x 9'. Double glazed window to rear, feature cast iron fireplace (boarded), radiator and smooth plastered ceiling.

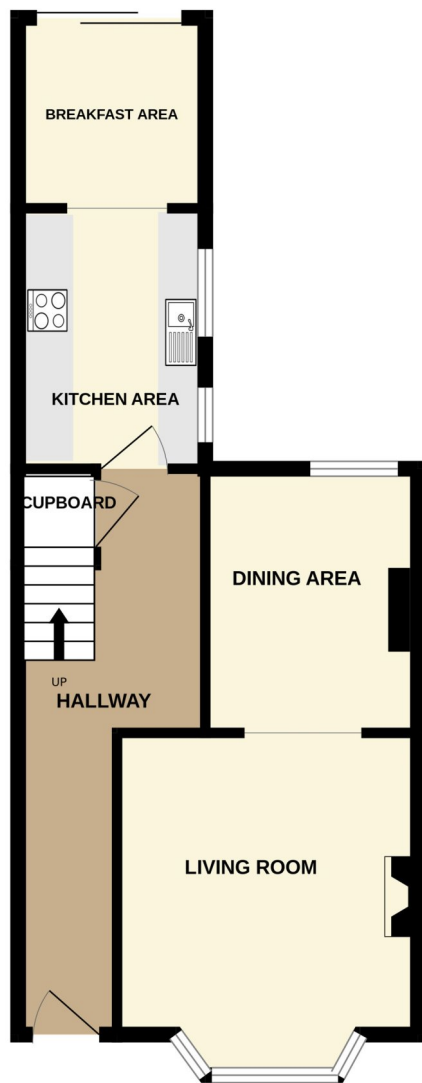
Bathroom: - 11'1" x 10. Double glazed window to rear. A beautiful bathroom with white suite comprising of rolltop bath with ornate taps and shower attachment, vanity unit with wash hand basin, low level w.c. There is a separate walk in shower with tiled walls and glass screen. Heated towel rail, radiator and smooth ceiling.

Rear Garden: - A good size West backing garden commences with paved patio area leading to laid to lawn with plant and shrub borders, shed and side access.

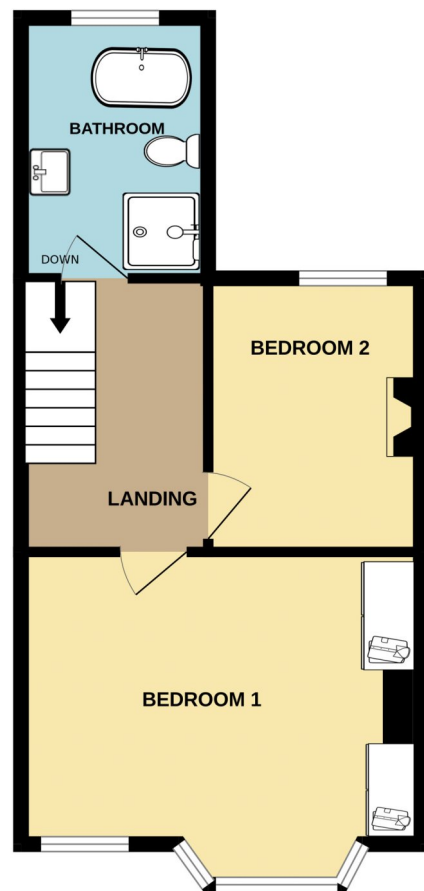
Front Garden paved providing off street parking.



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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: C

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.

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