



NEW ROAD, LEIGH ON SEA  
£575,000 FREEHOLD

## CHARMING THREE BEDROOM SEMI-DETACHED HOME IN THE HEART OF LEIGH WITH SUPERB ESTUARY VIEWS.

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#### DESCRIPTION:

Winkworth of Leigh are delighted to bring to the market this charming three-bedroom home, full of character and located in the heart of Leigh-on-Sea boasting superb Estuary views

Situated on New Road, this delightful house is located centrally for the fashionable Broadway and its array of cafés, bars, restaurants and popular boutiques as well as being a stone's throw from the 'Old Town' and mainline railway station to London Fenchurch Street.

To the ground floor is an entrance hall, wet room, kitchen/breakfast room, living room and bedroom three, on the first floor are two further bedrooms with en suite to the main bedroom. Externally, this lovely home provides a private west facing courtyard garden and two balconies to front with estuary views.

We advise early viewings to avoid any disappointment.

Entrance - Private entrance with garden to side leading to:

Entrance Hall - Down lights, laminate

flooring. Doors to:

Kitchen/Diner - 12'10 x 11'8 (3.91m x 3.56m) - Double glazed windows to side and rear and door to side, down lights, high gloss fronted wall, base, drawer cupboard units with stone work surfaces with bowl sink with drainer and taps and matching eye level wall cabinets, fitted New England style shutters, appliances including washing machine/dryer, slimline dishwasher, electric oven with four burner gas hob and extractor over, integrated fridge freezer, built in larder, cupboard housing boiler, stairs leading to first floor with under stairs storage cupboard and laminate flooring. Opening into:

Living Room - 13'1 x 12'0 (3.99m x 3.66m) - Double glazed window to side, two double glazed doors opening onto a south facing terrace offering estuary views, inset lighting and laminate flooring.

Bedroom Three - 12'4 x 5'3 (3.76m x 1.60m) - Double glazed window to side with bespoke fitted blinds, inset lighting, radiator, built in wardrobe and laminate flooring.

First Floor Landing - Double glazed window to side, loft access, wood flooring.

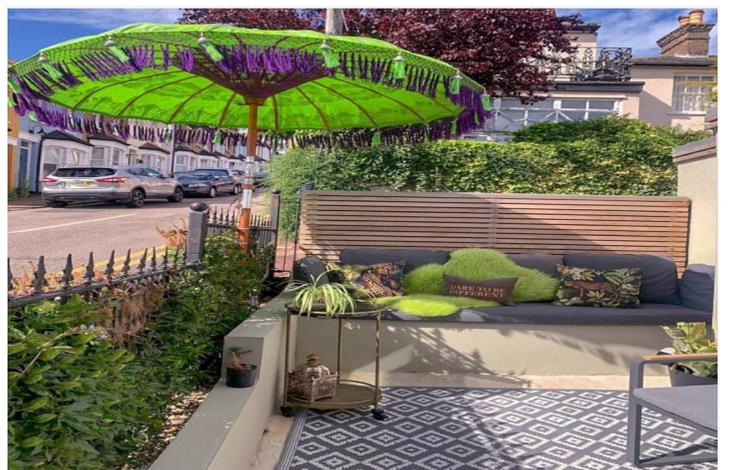
Bedroom One - 13'0 x 11'9 (3.96m x 3.58m) - Double glazed window to side, ceiling lights, built in wardrobes, radiator and laminate flooring. Steps opening into:

En-Suite - Window to side, A lovely modern suite comprising of a, freestanding bath, WC, wash hand basin with taps, inset lighting, part tiled walls and tiled flooring.

Bedroom Two - 13'0 x 12'1 (3.96m x 3.68m) - Double glazed window to side and two double glazed doors opening onto the south facing balcony offering estuary views, coving to ceiling, two wall mounted wall lights, radiator, built in wardrobes and storage cupboard and wooden floor boards.

Externally -

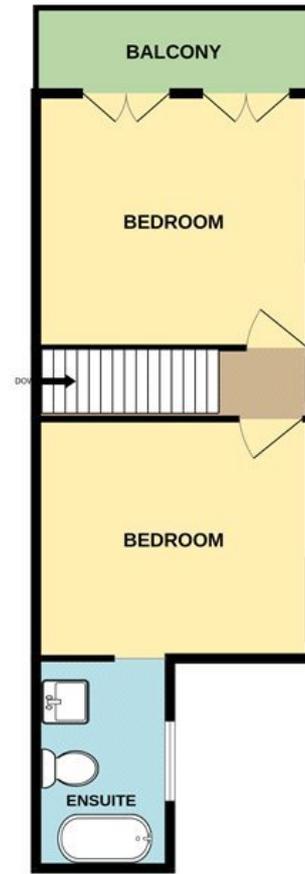
Rear Garden - West facing private rear garden to side with concrete slabs, seating area with shrubs.



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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