



HADLEIGH ROAD, LEIGH ON SEA
GUIDE PRICE: - £675,000 TO £700,000 FREEHOLD

A BEAUTIFUL TWO BEDROOM SEMI DETACHED CHARACTER HOUSE IN A SOUGHT-AFTER LOCATION

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DESCRIPTION:

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Winkworth of Leigh are delighted to offer for sale this beautiful two bedroom west backing property, situated in the highly regarded Hadleigh Road and therefore within a short stroll of the old town, Broadway and of course mainline railway station which gives direct access to London Fenchurch Street.

The accommodation comprises; entrance hall, a large open plan lounge and dining area, newly fitted kitchen, breakfast room and WC to the ground floor whilst to the first floor there are two well-appointed bedrooms one with access to the roof terrace offering stunning views, a spacious four-piece bathroom suite as well as a loft room.

Externally the property benefits from a delightful west backing rear garden with the benefit of an insulated summer house with power and side access to the front.

Situated in this highly sought-after position between Old Leigh and Leigh Broadway, offering access to all the local shops, bars, cafés and restaurants as well as the beach and mainline railway station, giving direct access to London Fenchurch Street.

Entrance Hall: - Solid wood flooring, smooth plastered ceiling, stairs leading to the first-floor landing, open plan to the dining and lounge area.

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Lounge Area: - 11'9" x 13'5" (4.09m x 3.58m) – A beautiful and spacious room with double glazed sash bay window to front aspect with solid wood flooring, power points, feature fireplace with inset gas fire, smooth plastered ceiling, ceiling rose, pendant light fittings. Vertical radiator.

Dining Area: - 11'9" x 11'6" (3.58m x 3.51m) - Double glazed sash window to rear aspect, continuation of solid wood flooring, power points, smooth plastered ceiling, radiator, under stairs storage cupboard, access to the kitchen.

Kitchen: - 10'0 x 8'10 (3.06m x 2.68m) – A lovely bright room with double glazed sash windows to side aspect. A newly fitted kitchen comprising of quartz working surfaces to two walls with bespoke cabinets and draws below by Rosebank joinery, an inset butler sink with an ornate Quooker boiling tap, quartz splash backs, integrated dish washer, fridge/freezer and washing machine. There is a Bertazzoni range cooker with gas hob and electric oven with extractor hood above ceramic tiled flooring with under floor heating, inset spot lights door to WC.

WC:- Low level wc and wash hand basin.

Breakfast Room: - 8'10" x 6'5" (2.68m x 1.96m) – Wooden double glazed bi-fold doors, ceramic tiled flooring with under floor heating, inset spot lights. **First Floor Landing:** - Loft access via pull down ladder, doors leading to:

Bedroom One: - 15'2" x 11'1" (4.62m x 3.38m) - Twin double-glazed sash windows to front aspect with power points, smooth plastered ceiling, radiator, original fireplace.

Bedroom Two: - 9'4 x 9' (2.84m x 2.74m) – Wooden double glazed bi-fold doors to roof terrace offering Estuary views and steps giving access to rear garden, carpeted, smooth plastered ceiling, radiator, pendant light fitting

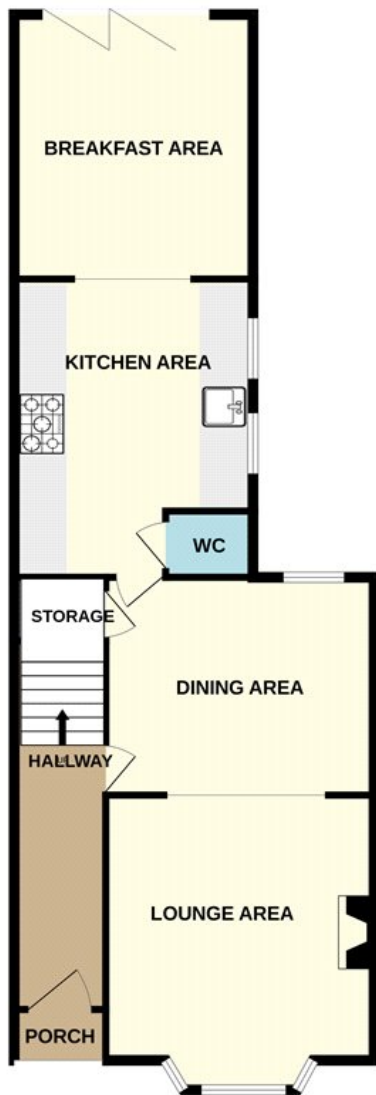
Bathroom: - 11'6" x 8'10" (3.5m x 2.7m) - Double glazed obscure sash window to rear aspect, four-piece white suite comprising of bath with mixer tap, low level WC, fully tiled shower cubicle, half pedestal wash hand basin, smooth plastered ceiling with inset spotlighting, fully tiled walls, tiled flooring, underfloor heating, heated towel rail.

Rear Garden: - The property benefits from a west backing rear garden artificial grass lawn and summer house, enclosed by attractive wood fencing, steps giving access to roof terrace and side access to the front of the property.

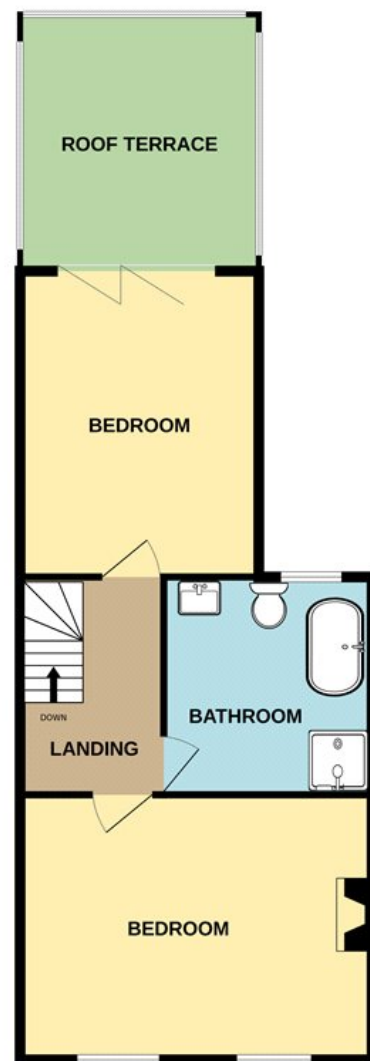
Front Garden: - Approached via wrought iron



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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Tenure: Freehold

Council Tax Band: D

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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