



CLIFFSEA GROVE, LEIGH ON SEA
£625,000 FREEHOLD

BEAUTIFUL TWO BEDROOM DETACHED BUNGALOW SOUTH OF THE LONDON ROAD AND NO ONWARD CHAIN

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

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

Winkworth of Leigh are delighted to bring to the market this charming detached bungalow. The property boasts two generously sized bedrooms, good size kitchen/breakfast room and a spacious lounge/diner making it ideal for small families or those looking to downsize for a slower pace of life.

With a bright and airy interior, this well-maintained property exudes a welcoming atmosphere throughout. The living spaces are complemented by a lovely sun room, perfect for enjoying the serene garden views. Outside, the property features a delightful garden and patio area, providing a private outdoor space for relaxation and entertaining. Additionally, off-street parking adds convenience to everyday life.

Perfectly located within walking distance of Leigh Broadway and Leigh Road boasting a huge array of independent retailers and supermarkets, this is alongside Leigh C2C Station providing direct access into London Fenchurch Street. and Chalkwell beach is a short walk away.

Don't miss the opportunity to make this lovely bungalow your new home. Contact us today to arrange a viewing.

Decorative UPVC front door opens into a porch area. Feature corner window and a glazed wooden door which opens into: -

Hallway: - A spacious hall with wood floor. Doors leading to: -

Bedroom One: - 18'9 into bay x 13'46. A lovely size main bedroom with triple aspect windows, bay to the front and two further windows to either sides. Feature fireplace with stone surround and inset fire grate. Wood effect flooring.

Bedroom Two: - 14'07 x 12'8. Another good-sized bedroom with windows to front and side aspect.

Shower Room: - 9'74 x 5'33. Obscure glazed window to side aspect. A fully tiled shower room comprising of a double width shower enclosure, low level W.C. and wall hung vanity unit with under storage. Wall hung storage unit. Chrome towel radiator. Extractor fan.

Lounge/Dining Area: - 22'53 x 12'47. A large, dual aspect room with double doors at the bottom which open onto the West backing garden and a further window to side.

Kitchen / Breakfast Room: - 16'22 x 10'92. A modern kitchen comprising a range of high gloss base and eye level units which are complimented by the oak work surfaces with inset one and a half bowl ceramic sink and mixer tap. Integrated appliances include an oven with a further microwave/oven, dishwasher and induction hob with modern extractor. Space for American style fridge freezer. Tiled splash-back and wood flooring.

Sun Room: -11'97 x 8'5. A lovely area with doors opening onto the raised decking. Separate storage area housing washing machine and boiler.

Exterior: -

Rear Garden: - A beautiful West backing garden which commences at the rear of the property with a raised decking area, perfect for entertaining. The rest is laid mostly to lawn and is complimented by a mix of pretty bedded areas and mature trees and shrubs. There is an additional sitting area in the bottom corner. Shed to remain. Side access leads to: -

Front Garden: - An established frontage with gated access to a landscaped area providing off street parking for two vehicles.



GROUND 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.
Made with Metropix ©2024

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.

Tenure: Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band:

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	
	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	84
(69-80) C	
(55-68) D	61
(39-54) E	
(21-58) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

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



for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.