



SALISBURY ROAD, LEIGH ON SEA
OIEO: -£750,000 FREEHOLD

A LOVELY TWO BEDROOM DETACHED BUNGALOW SITUATED IN A SOUGHT-AFTER AREA

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DESCRIPTION:

Nestled in a sought-after residential area, this charming detached bungalow offers a perfect blend of comfort and convenience. Boasting two well-appointed bedrooms, a spacious living area, a good size kitchen, and a family bathroom, this property is ideal for small families or downsizers.

The well-maintained West backing garden with a patio and conservatory provides a tranquil space for outdoor relaxation. Off-street parking and a garage offer added convenience for homeowners.

The property is located within close proximity to local amenities, schools, and transport links, making it a desirable choice for those seeking a peaceful yet well-connected lifestyle. Don't miss the opportunity to make this delightful bungalow your next home. Contact us today to arrange a viewing and explore the endless possibilities this property has to offer.

Accommodation Comprises - UPVC entrance door with glazed insets leading to entrance hall.

Entrance Hall: - Large entrance with original Parquet flooring, double radiator, loft access, ceiling rose and doors to all rooms.

Lounge/Diner: - 25'9 x 13'4. Large UPVC lead light double-glazed bay window to front with stained fan lights, UPVC lead light double-glazed French doors with adjacent windows to rear leading to conservatory. Feature fireplace with inset gas fire, Parquet flooring, two double radiators, three wall light points, coved ceiling with ceiling rose.

Conservatory: -12'7 x 11'8. UPVC double glazed conservatory with French doors to rear on to garden. Double radiator, tiled floor.

Kitchen: -12'6 x 10'4. UPVC double glazed windows to rear & side, half UPVC double glazed door to side on to garden. Range of base & eye level units with integrated electric double oven, separate gas hob, spaces for fridge/freezer, dishwasher, washing machine & tumble dryer. Roll edge worktops with inset one and a quarter bowl sink unit with matching drainer & mixer tap, tiled splashbacks, tiled floor, coved ceiling with ceiling spotlights. Wall mounted Glow Worm boiler (not tested) in matching cupboard.

Bedroom 1: - 13'4 x 12'2. UPVC lead light double-glazed window to front & side with stained glass. Range of fitted wardrobes to one wall, Parquet flooring, double radiator, ceiling rose.

Bedroom 2: - 11'4 x 10'6. UPVC lead light double-glazed window to side. Vast range of fitted wardrobes to 3 walls, Parquet flooring, radiator, ceiling rose.

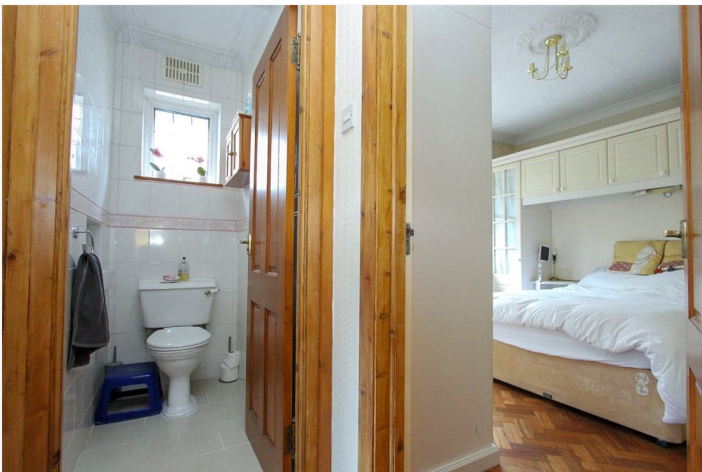
Family Bathroom: - 12'7 x 5'2. Obscure UPVC double glazed windows to rear & side. White suite comprising of panelled bath with mixer tap, shower attachment & glass screen, low level WC & pedestal wash hand basin. Fully tiled walls & floor, large fitted storage cupboard, double radiator.

Cloakroom: - Obscure UPVC lead light double-glazed window to side. Low level WC, wall mounted wash hand basin. Fully tiled floor & walls, radiator, coved ceiling.

Front Garden: - The property is set well back from the road with an impressive road frontage. Large crazy paved hand standing providing ample off-street parking leading to garage. Pedestrian side access.

Garage: - 17'3 x 8'8. Single attached garage with up & over door to front, door to rear. Power & light.

Rear Garden: -A lovely rear garden being of a westerly aspect. Large patio, remainder being laid to lawn with mature trees, shrubs & flowers.



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.
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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

Council Tax Band: E

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)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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