



12 New Road



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Leigh-On-Sea
Essex
SS9 2EA

Asking price £425,000



This two bedroom detached family home oozes character and charm! From sash windows, oak doors throughout, traditional features including open fireplaces to the modern twist of the granite worktops, this house will leave you with a smile from ear to ear. It is clear to see that Mrs Y has really thought about everything. Location wise you will struggle to get much better, situated on New Road, you find yourself walking over the bridge and down to Old Leigh or turn around and walk up Hadleigh Road to find yourself on the Broadway. Whether it be sea walks, country parks, shopping or even just a coffee and a cake - you have it all here!



Entrance
Door into porch area comprising wooden flooring, meter cupboard and door leading to:

Lounge
13'9 x 13'6 (4.19m x 4.11m)
Wooden double glazed sash bay window to front, two traditional radiator with shutter blinds, smooth ceiling with pendant lighting, solid oak flooring, working fireplace with granite hearth, door to:

Dining Room
13'6 x 11'4 (4.11m x 3.45m)
Double glazed window to rear, storage cupboards, smooth ceiling with pendant lighting, solid wood flooring, stairs leading to first floor landing, working fireplace with granite hearth, doors to:

Kitchen
9'9 x 7'4 (2.97m x 2.24m)
Range of wall and base level units with granite work surfaces above incorporating ceramic sink unit with drainer into work surfaces, integrated oven with gas hob and extractor unit above, space for washing machine, fridge and freezer, tiled flooring and splash backs, double glazed sash window to side, stable door to side leading into garden, smooth ceiling with pendant lighting, door to:

Shower Room
Three piece suite comprising double shower cubicle, wash hand basin set in vanity unit and low level w.c, radiator, partially tiled walls, partially panelled walls and ceiling, tiled flooring, obscured double glazed window to side, wall lights.



First Floor Landing
Wood flooring, storage cupboard over stairs, access to partially boarded loft space with fitted ladder, power and lighting, doors to:

Bedroom One
13'6 x 11'6 (4.11m x 3.51m)
Wood flooring, feature fireplace with marble platform, two double glazed sash windows to front, radiator, smooth ceiling.

Bedroom Two
10'2 x 8'2 (3.10m x 2.49m)
Wood flooring, radiator, built in wardrobes, double glazed window to rear, smooth ceiling.

Bathroom
Three piece suite comprising free standing bath, wall mounted wash hand basin and low level w.c, traditional radiator, wood flooring, double glazed obscure window to side, smooth ceiling with hanging pendant.

Courtyard
Snug area with wooden seats, artificial lawn, side gated access to front

Front Garden
Fenced and gated frontage with steps leading to entrance door, side gated access to rear garden.