

# DURDEN & HUNT

INTERNATIONAL



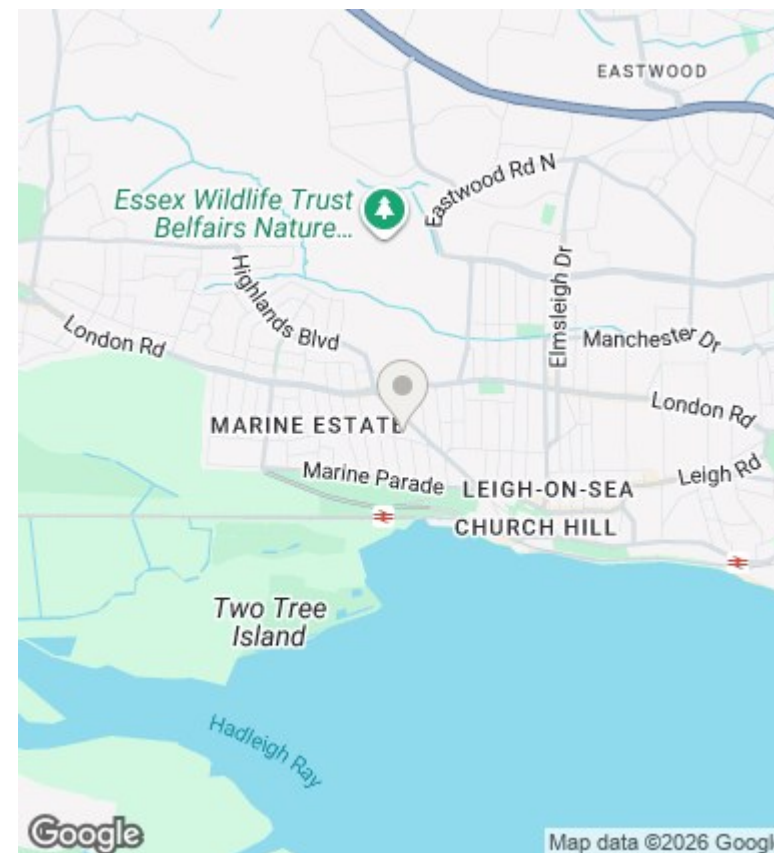
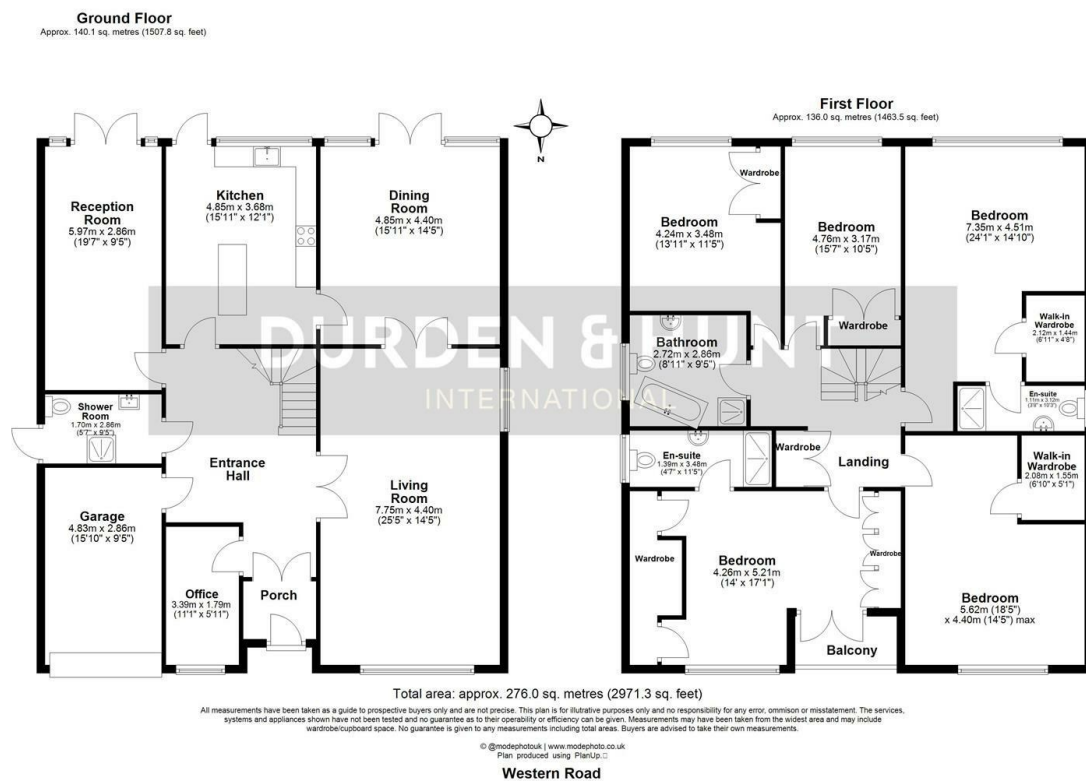
## Western Road, Leigh-On-Sea SS9

£1,300,000

- Coastal Location
- Garage & Ample Off Road Parking
- Kitchen & Downstairs Shower Room
- Dedicated Home Office
- Great Transport Links
- Multiple Reception Rooms
- Five Bedrooms, Two With En Suites
- Good Sized Garden
- Opportunity For Downstairs Living
- Contemporary Family Bathroom

123-125 Broadway West, Leigh-On-Sea, SS9 2BU  
01702 411 461

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[www.durdenandhunt.co.uk](http://www.durdenandhunt.co.uk)



## Viewings

Viewings by arrangement only. Call 01702 411 461 to make an appointment.

## Council Tax Band

F

## EPC Rating:

C

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>83</b> |
| (69-80) <b>C</b>                            | <b>72</b>               |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |