



This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate. Plan produced using PlanUp.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</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	

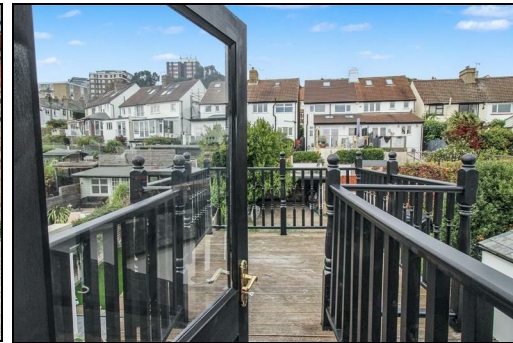
### Viewing

Please contact our Sales & Letting Office on 017027 10555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guideline and do not constitute any part of an offer or contract. Intending purchasers should rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representations



**Turner Estates 34 Broadway, Leigh-on-Sea, Essex, SS9 1AJ**  
**01702710555**  
**info@turnerestates.co.uk**

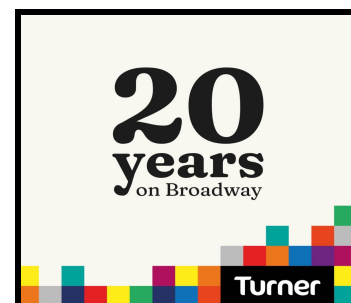


NO ONWARD CHAIN - MOVE STRAIGHT IN  
 SOUGHT AFTER OLD LEIGH LOCATION  
 BALCONY TO REAR WITH ESTUARY VIEWS  
 LOUNGE / DINER WITH FEATURE FIREPLACE  
 LARGE CARPORT AND OFF STREET PARKING

CHARMING COTTAGE  
 MOMENTS FROM THE STATION AND BROADWAY  
 THREE BEDROOMS  
 FITTED KITCHEN  
 HIGHLY REGARDED SCHOOL CATCHMENTS

**New Road, Leigh-On-Sea**

**GUIDE PRICE £475,000 - £500,000**



WHAT & WHERE - A CHARMING THREE BEDROOM COTTAGE SITUATED IN THE HIGHLY SOUGHT AFTER AREA OF OLD LEIGH. OFFERING AN ENVIABLE LOCATION, BEING JUST A SHORT STROLL TO THE VIBRANT BROADWAY , LEIGH OLD TOWN AND TRAIN STATION. OFFERING THREE BEDROOMS, BALCONY WITH ESTUARY VIEWS, OFF STREET PARKING AND LARGE CARPORT. BENEFITTING FROM NO ONWARD CHAIN MEANING YOU CAN MOVE STRAIGHT IN.

WHY - IDEAL FOR THOSE LOOKING TO MOVE AWAY FROM CITY TO COASTAL LIVING, A PERFECT WEEKEND PIED A TERRE, DOWNSIZE OR SOMEONE LOOKING TO MOVE UP THE PROPERTY LADDER TO GAIN OUTSIDE SPACE AND PARKING.

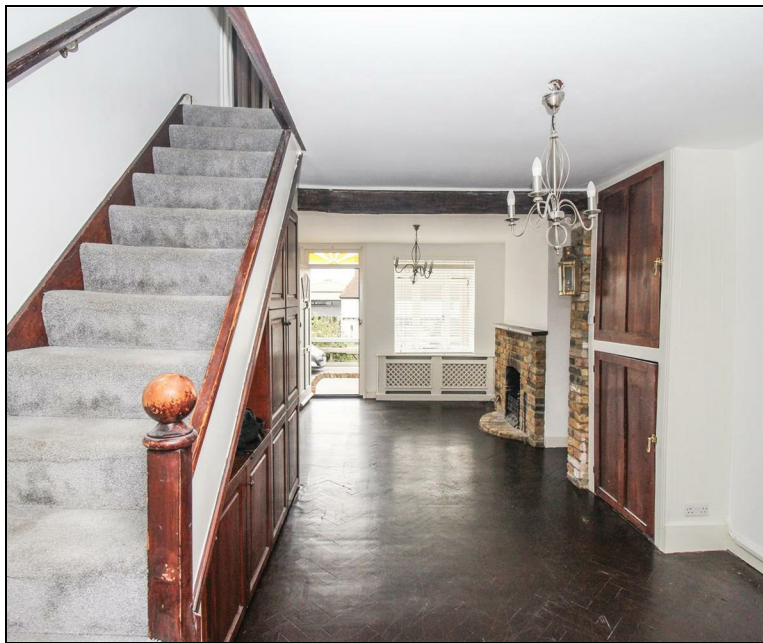
 3  1  1  E Council Tax Band : C



@turnersleigh



Turner Sales & Lettings



LOUNGE / DINER  
6.83m x 3.35m (22'5" x 11')

FITTED KITCHEN  
3.53m x 2.29m (11'7" x 7'6")

LANDING  
3.33m x 1.50m (10'11" x 4'11")

BEDROOM ONE  
3.35m x 3.02m (11' x 9'11")

BEDROOM TWO  
2.46m x 2.18m (8'1" x 7'2")

BEDROOM THREE  
3.66m x 3.40m (12' x 11'2")

BALCONY

BATHROOM  
3.45m x 1.75m (11'4" x 5'9")

FRONT & REAR GARDENS

CARPORT  
6.02m x 3.23m (19'9" x 10'7")

