



## Cliffsea Grove

Leigh-on-Sea

- ENORMOUS PLOT AND FRONTAGE
- MASSIVE POTENTIAL
- SHORT WALK TO THE BROADWAY SHOPS
- WITHIN REACH OF THE RAILWAY STATION



## Guide Price £699,995

PRIME LOCATION IN LEIGH just off Leigh Road and perfect for Leigh Broadways bustling environment with cafe's and shops steeped in history and walking distance of Old Leigh Town. Requiring updating but a huge plot with so much potential. Rare find in Leigh. Easy access to the railway station.





#### **AGENTS NOTES**

FANTASTIC CHANCE TO PURCHASE THIS VERY LARGE AND VERSATILE DETACHED BUNGALOW ON A VERY LARGE PLOT WITH A WEST BACKING GARDEN.

The property does require modernisation and is available to be bought with the adjacent bungalow also currently on the market with us for £499,995 making it a potential re development project.

The seller has indicated they would consider selling both bungalows separately.

#### **HALLWAY**

#### **LOUNGE**

17' 7" x 13' 9" (5.36m x 4.19m)

#### **DINING ROOM**

12' 9" x 9' 9" (3.89m x 2.97m)

#### **KITCHEN**

8' 4" x 8' 0" (2.54m x 2.44m)



**BEDROOM**

13' 9" x 10' 7" (4.19m x 3.23m)

**BEDROOM**

13' 9" x 14' 9" (4.19m x 4.5m)

**BEDROOM**

16' 0" x 12' 0" (4.88m x 3.66m)

**BEDROOM**

9' 10" x 9' 9" (3m x 2.97m)



**BATHROOM**

**These particulars are accurate** to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



## Ground Floor

Approx. 122.0 sq. metres



Total area: approx. 122.0 sq. metres

Regulated by RICS

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