



## Cliffsea Grove

Leigh-on-Sea

- DETACHED BUNGALOW
- TWO BEDROOMS
- GENEROUS PLOT
- EXTENDED TO THE REAR



## Guide Price £499,995

Detached bungalow on a generous size plot in the heart of Leigh just a short walk to the bustling Leigh Broadway with its café life style. Both Leigh and Chalkwell railway stations are within reach as well as the historic Old Leigh Town. The bungalow does require modernisation and has immense scope.





#### **AGENTS NOTES**

Located in the heart of Leigh just off Leigh Road itself therefore offering fantastic access to Leigh Broadway and within walking distance of the main line railway stations of both Chalkwell and Leigh.

The bungalow does require modernisation and has the unique advantage of being offered either on its own or with the adjacent detached bungalow which would create an exceptional development opportunity as well.

#### **HALL**

#### **LOUNGE**

21' 9" x 12' 0" (6.63m x 3.66m)

#### **BEDROOM**

12' 2" x 10' 3" (3.71m x 3.12m)

#### **BEDROOM**

14' 0" x 9' 3" (4.27m x 2.82m)



## KITCHEN

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

## 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. 66.7 sq. metres



Total area: approx. 66.7 sq. metres

Regulated by RICS

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