



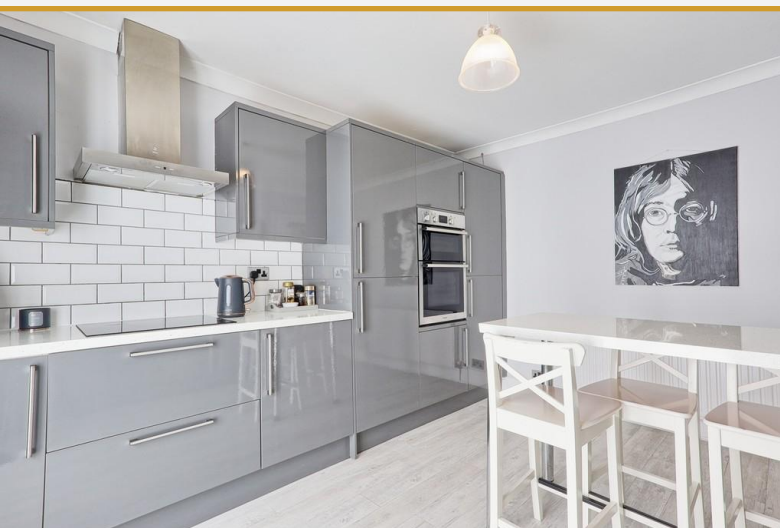
Brown & Brand

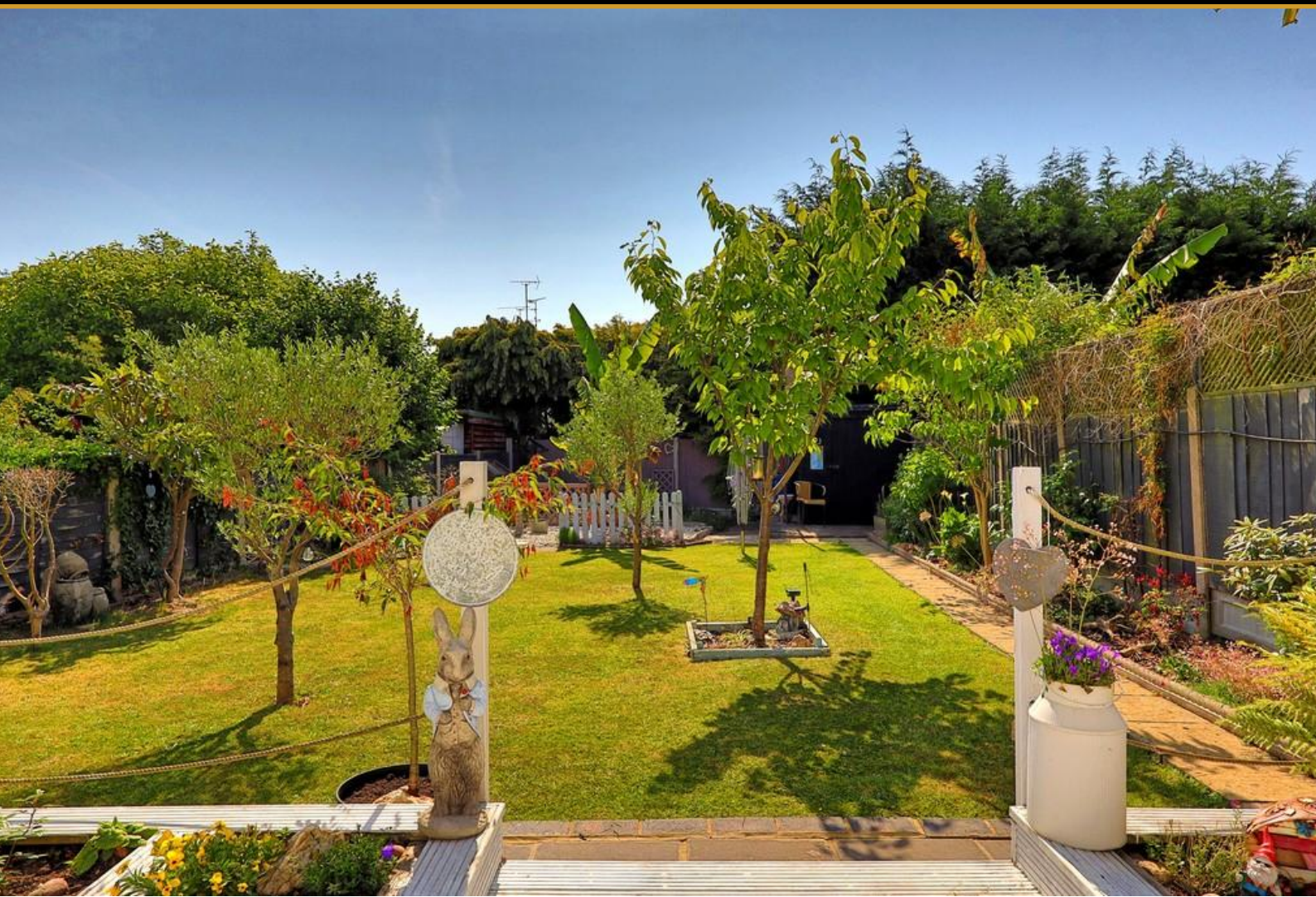


Leighfields Road
Leigh-on-Sea, SS9 5NS

- Well Presented Semi-Detached Two Bedroom Bungalow
- Offered With No Onward Chain
- Close To Local Shops & Bus Routes
- Spacious Kitchen/Breakfast Room

Offers In Excess Of £365,000





Property Description

Brown and Brand are delighted to present this exceptionally well-presented two-bedroom semi-detached bungalow, nestled in a quiet cul-de-sac.

The property features two generously sized double bedrooms, a modern three-piece shower room, a spacious front-facing lounge, and a well-appointed kitchen complete with a breakfast bar and double-glazed French doors leading out to a beautifully maintained private rear garden, approximately 80ft in length (unmeasured). A decked area great for entertaining and a paved footpath that gently guides you toward the rear of the garden.

Situated in a sought-after location, this home offers convenient access to the A127, local bus routes, schools, and nearby parks—making it an ideal choice for families and commuters alike.





APPROCHED VIA

Modern composite entrance door with inset opaque glass panel opening through to:

ENTRANCE HALLWAY

Wood effect laminate flooring. Smooth plastered ceiling with coving. Radiator. Doors giving access through to:

LOUNGE

15' x 11' (4.57m x 3.35m) Double glazed window to front with newly fitted plantation shutters. Smooth plastered ceiling with coving. Radiator. Feature fireplace with mantel over inset with a electric wood burner.

KITCHEN/BREAKFAST ROOM

12' 10" x 10' 9" (3.91m x 3.28m) Well fitted kitchen offering a range of modern units to base and eye level with contrasting effect worktops over inset with stainless steel one and half sink and drainer. Four ring electric hob with extractor over. Integrated electric double oven/grill. Integrated washer/dryer, dishwasher and wine cooler. Radiator. Additional breakfast bar with matching worktops over creating a seated breakfast bar area. Wood effect laminate flooring. Smooth plastered ceiling with coving. Cupboard housing combination boiler (Installed 2022) Double glazed French doors giving access through to rear garden:



BEDROOM ONE

10' 9" x 10' 6" (3.28m x 3.2m) Double glazed window to front with newly fitted plantation shutters. Radiator. Carpet. Smooth plastered ceiling with coving.

BEDROOM TWO

9' 10" x 8' 2" (3m x 2.49m) Double glazed window to rear. Radiator. Carpet. Smooth plastered ceiling with coving.



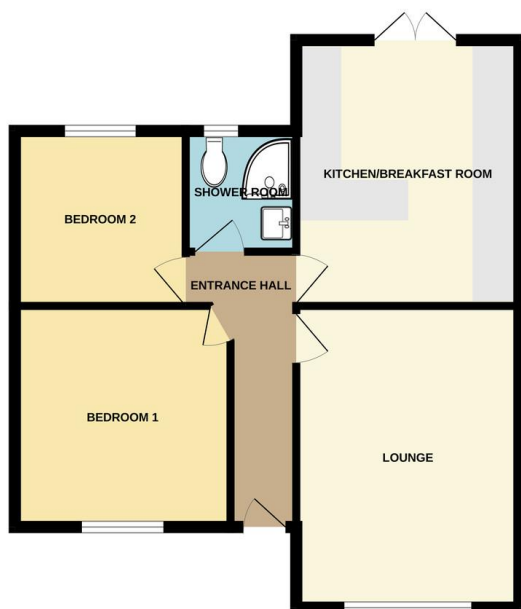
SHOWER ROOM

Three-piece bathroom suite comprising of a walk-in shower cubicle with rainforest shower head over and curved sliding shower screen. Wash hand basin inset to vanity unit with mixer taps over, close coupled w/c. Ladder style radiator/towel rail. Smooth plastered ceiling with coving. Fully tiled walls and flooring. Opaque double-glazed window to rear.





GROUND FLOOR
557 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA: 557 sq.ft. (51.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Metreplan 12.025

EXTERNALLY

REAR GARDEN

This property features a beautifully maintained and private rear garden, approximately 80ft in length (unmeasured). A decked area to the immediate fore leads to a paved footpath that gently guides you toward the rear of the garden. The space is neatly laid to lawn and complemented by attractive raised flower and shrub borders, offering a low-maintenance outdoor setting. Additional features include garden shed, privacy fencing, a gated side access, and a convenient external tap-making this garden both practical and peaceful, ideal for outdoor relaxation or entertaining.

FRONT GARDEN

Block paved driveway providing ample off-street parking with access to rear garden via side pathway.



| Energy performance certificate (EPC) | | | |
|---|---------------------------|------------------------|--------------------------|
| 44, Leighfields Road LEIGH-ON-SEA SS9 5NS | Energy rating D | Valid until: | 11 May 2026 |
| | | Certificate number: | 8916-7625-4560-9471-1906 |
| Property type | | Semi-detached bungalow | |
| Total floor area | | 55 square metres | |

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 56 D | 69 B |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |