

Est. 1995

# HUNT ROCHE

*The Estate Agent*



**Offers in Excess of: £550,000**  
161 Station Road, Leigh-on-Sea, Essex, SS9 3BN



**Hunt Roche Leigh on Sea are delighted to offer for sale with sole agency, this fabulous and spacious detached bungalow, ideally situated in the heart of Leigh on Sea.**

**Originally built in 1895, this charming home is full of character and offers generous accommodation throughout. The property comprises two double bedrooms, a welcoming reception room, separate lounge, kitchen/dining room, utility area, conservatory and bathroom.**

**Externally, the property benefits from a detached double garage, a large front driveway providing ample off-road parking for multiple vehicles, and a south/west-facing rear garden, perfect for enjoying the afternoon and evening sunshine.**

**Offering a wonderful combination of space, character and a highly convenient location, this unique property is ideally positioned within easy reach of The Broadway, Leigh-on-Sea seafront, Bonchurch Park, Old Leigh and Leigh-on-Sea railway station. Complete Onward Chain.**

**A fantastic opportunity to acquire a substantial and characterful detached bungalow in a sought-after Leigh on Sea location.**

**CALL HUNT ROCHE LEIGH ON SEA TODAY TO ARRANGE YOUR VIEWING.**

**The Accommodation Comprises:**

**Reception Hall:**

**14'7" x 10' (4.45m x 3.05m)**

Enter through front door, into large and impressive reception hall, with carpet to floor, ceiling light, original fireplace, walk in storage cupboard with automatic light and stained glass window to door.

**Living Room:**

**14'3" x 10'10" (4.34m x 3.3m)**

Carpet to floor, ceiling light, radiator, stone fireplace with electric feature fire, double, 2 x double glazed window to side, double glazed doors leading to:

**Conservatory:**

**12'2" x 9' (3.7m x 2.74m)**

Carpet to floor, double glazed windows, ceiling and double doors opening to garden.

**Kitchen/Diner:**

**17' x 10' (5.18m x 3.05m)**

Double glazed square bay to front, ceiling light, range of eye and base level units, space for fridge/freezer, built in oven, hob and extractor Vinyl flooring, sink and drainer unit, space for dining table and chairs.

There is a semi separate utility area with vinyl to floor, strip light to ceiling, double glazed door and double glazed window to side, space for washing machine and tumble dryer, sink and drainer unit, boiler.

**Bedroom One:**

**14'6" x 11'6" (4.42m x 3.5m)**

Double room with double glazed window to rear, radiator, ceiling light, carpet to floor, fitted wardrobes to one wall

**Bedroom Two:**

**13'8" x 10'6" (4.17m x 3.2m)**

Double glazed window to front, two x double glazed windows to side, carpet to floor, radiator, ceiling light.

**Bathroom:**

Double glazed window to side, bath with shower over, sink with vanity unit under, WC, vinyl flooring.

**Garden:**

A beautiful sunny, south/west facing rear garden, with some paved area and some lawn, access to garage, tap wide sideways with gates to either side leading to front drive.

**Driveway and Garage:**

Double length garage and large front driveway with parking for ample vehicles, access to rear garden, via either side, via gates.



## Station Road



Garage  
Approximate Floor Area  
215 sq. ft  
(20.00 sq. m)

Ground Floor  
Approximate Floor Area  
996 sq. ft  
(92.58 sq. m)

**Approx. Gross Internal Floor Area 112.58 sq m / 1211 sq ft**

Illustration for identification purposes only, measurements are approximate, not to scale.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 59 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. 9/10/2026