



**BRITISH
PROPERTY
AWARDS**

2024 - 2025

★★★★★

GOLD WINNER

LETTING AGENT
IN SOUTH EAST
(SOUTH ESSEX)



**BRITISH
PROPERTY
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LETTING AGENT
IN LEIGH-ON-SEA



**BRITISH
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GOLD WINNER

ESTATE AGENT
IN LEIGH-ON-SEA



Westleigh Avenue, Leigh on sea

PRIME LOCATION - STUNNING FAMILY HOME! Castle Estate Agents are delighted to present this BEAUTIFULLY PRESENTED 4 BEDROOM, 3 RECEPTION, 2 BATHROOM DETACHED HOUSE, ideally situated on a highly sought after road in Leigh.

- 4 Bedrooms
- 2 Bathrooms
- Off street parking x 4 cars
- Approx 40ft Rear garden
- Walk to Broadway
- 3 Receptions
- Close to Westleigh School
- Walk to station
- West facing
- Walk to sea front

£999,995 Freehold

Front aspect

Shingled off street parking x 4 cars, gated side access, mature side borders, outside lights, outside tap, hardwood double doors to half garage, open PORCH tiled flooring, lighting and hardwood door with frosted stained glass insets to:

Large hallway

Doors to all rooms, original coving, tiled flooring, power points, telephone point, radiator, spot lights, stairs to first floor, under stair cupboard.

Down stairs wc

2 Piece White suite comprising of a low level flush toilet, hand wash basin with mixer taps, tiled flooring, down lighters, extractor fan, fully tiled.

Lounge 15' 9" by 14' 7" (4m 80cm by 4m 44cm), (I)

Double glazed bay window to front aspect with fitted blinds to remain, original coving, dado rail, picture rail, stripped wood flooring, open feature fire place, radiator. power points, tv point.

Dining room 14' 3" by 12' 5" (4m 34cm by 3m 78cm), (I)

Picture rail, original coving, power points, stripped wood flooring, radiator, wood surround feature fire place with cast iron inset and electric log burner, power points, tv point, open to:

Conservatory 11' 8" by 7' 6" (3m 56cm by 2m 29cm), (I)

Double glazed windows and sliding doors to rear aspect, tiled flooring, power points, radiator.

Kitchen/Diner Kitchen area 17' by 9' 5" (5m 18cm by 2m 87cm), (I)

Dining area: 9,8 x 8,2: Radiator, power points, tiled flooring open to:
Kitchen area: Eye level and base level units, Marble work surfaces incorporating a stainless steel double sunken sink with mixer taps, Range gas cooker with over extractor fan, down lighters, space for fridge freezer and dish washer, power points, tiled splash backs, tiled flooring, double glazed window and door to the rear aspect.



Utility room 7' by 6' 5" (2m 13cm by 1m 96cm), (I)

Down lighters, eye level and base level units, Marble work surfaces, power points, tiled flooring, wall mounted boiler, space for washing machine and tumble dryer, door to:

Half garage 10' 3" by 8' 5" (3m 12cm by 2m 57cm), (I)

Hardwood double doors to front aspect, power and lighting.

First floor landing

Doors to all rooms, power, power points, radiator, original coving, double glazed window to the side aspect, double doors to stairs to 2nd floor.

Bedroom 2 15' 4" by 13' 1" (4m 67cm by 3m 99cm), (I)

Double glazed bay window to the front aspect, original coving, radiator, power points, ceiling light fan.

Bedroom 3 14' 2" by 12' (4m 32cm by 3m 66cm), (I)

Double glazed window to the front aspect, radiator, power points, ceiling light fan, built in wardrobe, down lighters.

Bedroom 4 8' by 7' 6" (2m 44cm by 2m 29cm), (I)

Double glazed window to the front aspect, spot lights, radiator, power points, stripped wood flooring, picture rail.

Family bathroom

Down lighters, double glazed frosted window to the rear aspect, 3 piece White suite comprising of a low level flush toilet, hand wash basin, panel enclosed bath with mixer taps with an overhead mounted rainfall shower, fully tiled splash backs, tiled underfloor heating, heated towel rail, extractor fan.

Stairs to 2nd floor

Door to:



Bedroom 1 20' 1" by 11' 1" (6m 12cm by 3m 38cm), ()

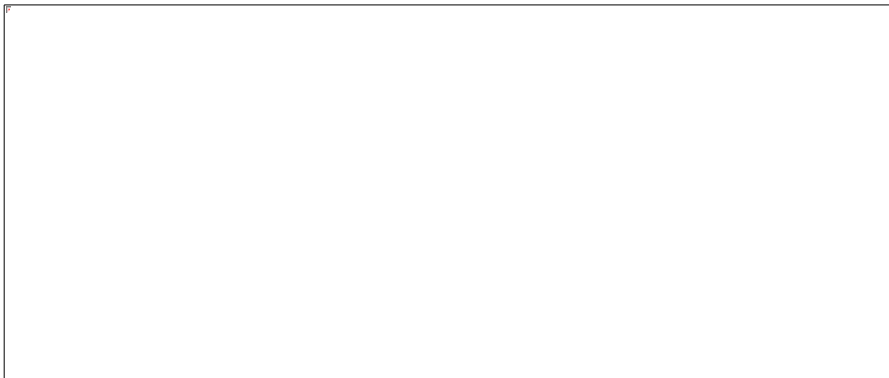
2 x Double glazed velux windows to the side aspect, radiator, power points, stripped wood flooring, eves storage, fitted wardrobes, door to:

En-Suite

Down lighters, double glazed velux window to the side aspect, 3 piece White suite comprising of a low level flush toilet, hand wash basin, shower cubicle with wall mounted mains rainfall shower, splash backs, laminated wood flooring, heated towel rail, extractor fan, eves storage.

Rear aspect

Approx 40ft West facing rear garden, large decking area, mainly laid to lawn, mature lined side borders, gated side access, power point, lighting, outside lights, brick built bar b q, sun canopy.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 operability or efficiency can be given.
Made with Meropix 6/2025



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