

*To arrange a viewing contact us
today on 01268 777400*



Lansdowne Avenue, Leigh-On-Sea Guide price £400,000

Guide Price £400k-£425k

Aspire Estate Agents are delighted to present this charming three-bedroom terraced home, ideally positioned in the heart of Leigh-on-Sea. Just a short walk from the vibrant Leigh Broadway and the C2C Leigh-on-Sea Station, this character-filled property offers a spacious front lounge, separate dining room, and a kitchen with access to the rear garden.

Upstairs hosts two generous double bedrooms, a third single bedroom, and a family bathroom, with fantastic potential for a loft conversion or rear extension (STPP). Offered with no onward chain, this is a superb opportunity to secure a well-located home brimming with original charm and future potential.

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Entrance Hall

Lounge

12'9" x 11'6" (3.91 x 3.52)

Dining Room

12'9" x 12'3" (3.91 x 3.75)

Kitchen

11'2" x 7'5" (3.41 x 2.27)

Landing

Bedroom

12'9" x 12'4" (3.89 x 3.78)

Bedroom

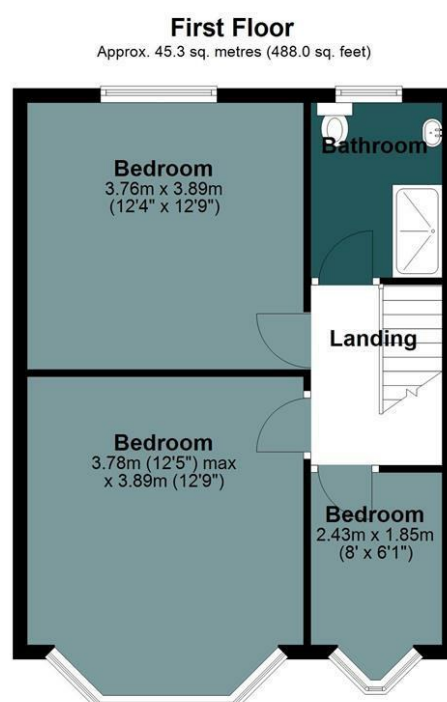
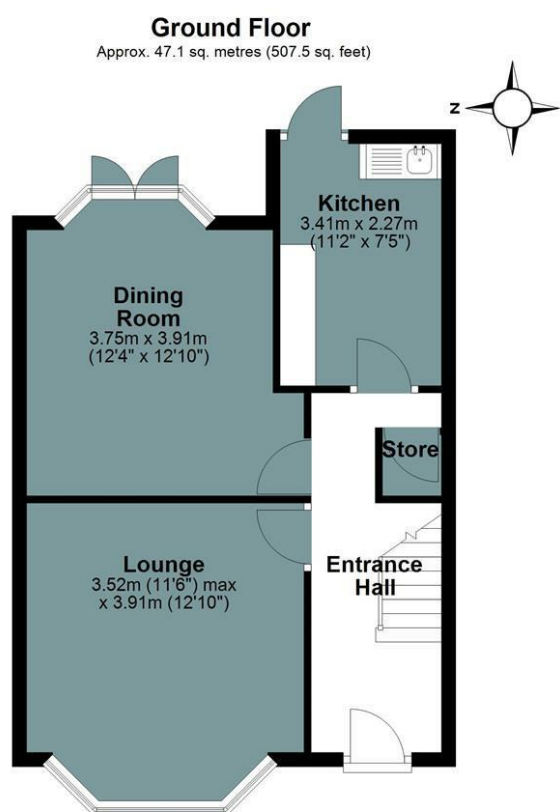
12'9" x 12'4" (3.89 x 3.76)

Bedroom

7'11" x 6'0" (2.43 x 1.85)

Bathroom

Garden

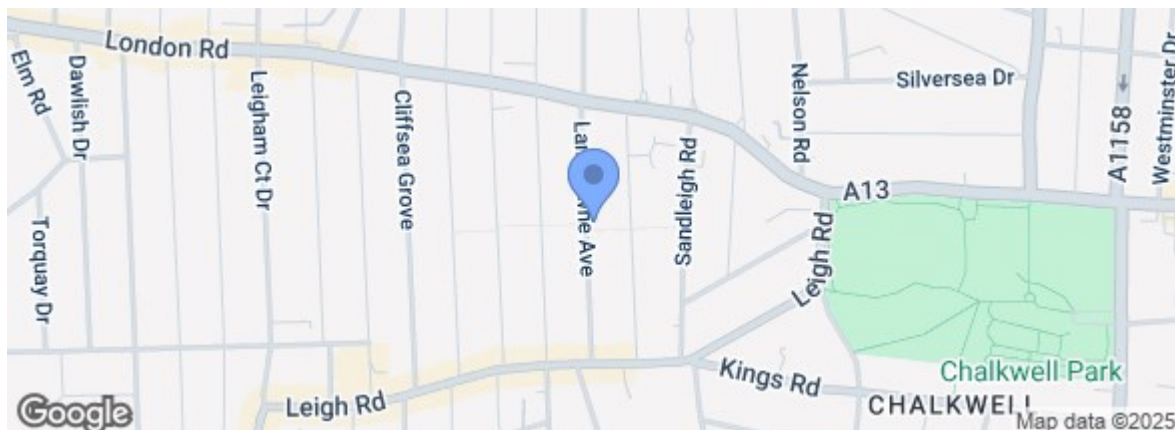


Total area: approx. 92.5 sq. metres (995.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating	
	Current
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



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