

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



Leighton Avenue, Leigh-On-Sea Offers in the region of £685,000

Aspire Estate Agents Leigh-on-Sea are excited to offer for sale this select development of just four high-specification, brand new townhouses situated just yards from the vibrant Leigh Broadway.

This exclusive collection of homes has been meticulously designed to offer luxurious, versatile living across three floors, finished to the highest standard throughout. These contemporary townhouses boast reverse-plan accommodation, perfectly suited for modern lifestyles.

The ground floor offers a spacious studio/home office, ideal for remote working or creative use, alongside a utility room and ground floor cloakroom.

The first floor comprises three well-proportioned bedrooms, all with fitted wardrobes, including a luxurious master suite that benefits from a full en-suite bathroom and access to a west-facing balcony — a perfect spot to unwind.

The top floor showcases a stunning open-plan lounge/dining area with vaulted ceilings, flowing effortlessly into a high-spec kitchen with integrated appliances. From this magnificent living space, you can step out onto a sun-drenched west-facing terrace as well as a private roof garden, ideal for entertaining or relaxing.

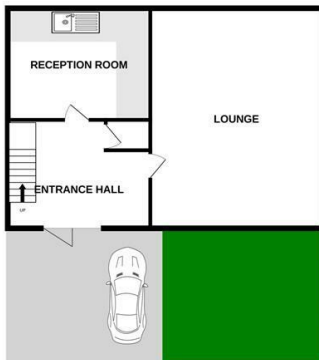
Perfectly positioned within walking distance of Leigh Station, the seafront, and all the amenities of Leigh Broadway, these homes also fall within the sought-after North Street School catchment area.

This is a truly unique opportunity to purchase a brand new, architecturally striking home in one of Leigh-on-Sea's most desirable locations.

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Accommodation Comprises - oversized composite door with glazed inset leading to entrance hall	rail, fitted mirror with lighting & bluetooth speaker, ceiling spotlights, extractor fan.
Entrance Hall - 2.79m x 2.26m (9'2 x 7'5) - Full height double glazed window to front. Stairs to first floor, Karndean flooring, double storage cupboard housing meters, ceiling spotlights.	Second Floor Landing -
Utility Room/Ground Floor Cloakroom - 2.79m x 2.01m (9'2 x 6'7) - Range of grey high gloss base level units with integrated washer dryer. Modern square edge worktops with matching upstand, inset sink with mixer tap. Low level WC with concealed cistern, wash hand basin in vanity unit with mixer tap & cupboard below. Tiled floor, ceiling spotlights, extractor fan.	Lounge/Diner - 4.78m x 4.67m (15'8 x 15'4) - Impressive, bright room with vaulted ceiling, double aspect with full height double glazed window to front on to sun terrace with further double glazed window & door to roof garden. Vertical radiator & further normal radiator. Open plan to kitchen.
Studio/Home Office - 4.72m x 4.45m (15'6 x 14'7) - Large versatile room with 2 large double glazed picture windows to front. Karndean flooring, radiator, ceiling spotlights.	Sun Terrace - 4.88m x 2.24m (16' x 7'4) - Sunny, west facing terrace with composite decked flooring, stainless steel & glass balustrade, outside lighting.
First Floor Landing - 7.77m x 2.21m max (25'6 x 7'3 max) - Full height double glazed window to rear. Stairs to second floor, radiator, ceiling spotlights.	Kitchen - 3.40m x 2.90m (11'2 x 9'6) - Double glazed window to side. Luxury range of grey high gloss base & eye level units with integrated appliances including electric oven, separate induction hob, extractor fan, fridge, freezer & dishwasher. Modern square edge worktops with matching upstands inset sink unit with matching drainer & mixer tap. Tiled floor, extractor fan.
Master Bedroom - 4.09m x 3.48m (13'5 x 11'5) - Double glazed sliding patio doors to front on to balcony. Range of luxury fitted wardrobes to one wall with ample storage, radiator.	Roof Garden - 4.50m x 2.31m (14'9 x 7'7) - Great size west facing roof terrace with composite decked flooring, stainless steel & glass balustrade, outside lighting. Fitted air source heat pump.
Balcony - 3.86m x 2.29m (12'8 x 7'6) - Secluded west facing balcony with composite decked flooring, stainless steel & glass balustrade, outside lighting.	Front Garden - Brick retaining wall to front & side boundary. Block paved driveway providing off street parking, lawned area, outside lighting & storage cupboard.
En Suite - 2.21m x 1.96m (7'3 x 6'5) - Luxury suite comprising of a panelled bath with shower over & glass screen, low level WC with concealed cistern & wash hand basin with mixer tap. Tiled floor & part tiled walls, heated towel rail, fitted mirror with lighting & bluetooth speaker, ceiling spotlights, extractor fan.	
Bedroom 2 - 4.01m x 2.77m (13'2 x 9'1) - Double glazed oriel bay window to front. Luxury fitted wardrobes, radiator.	
Bedroom 3 - 2.97m x 1.98m (9'9 x 6'6) - Double glazed oriel bay window to front. Luxury fitted wardrobes, radiator.	
Family Bathroom - 2.62m x 1.70m (8'7 x 5'7) - Obscure double glazed window to side. Luxury suite comprising of a panelled bath with shower over & glass screen, low level WC with concealed cistern & wash hand basin with mixer tap. Tiled floor & part tiled walls, heated towel	

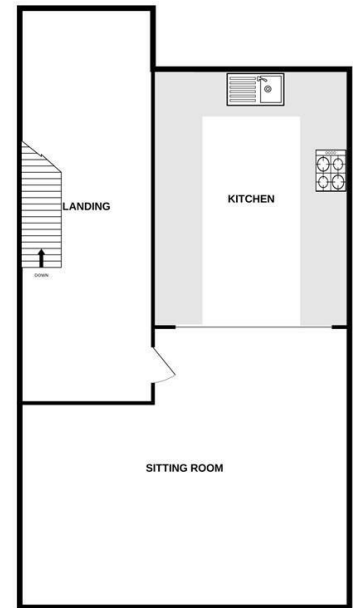
GROUND FLOOR



1ST FLOOR

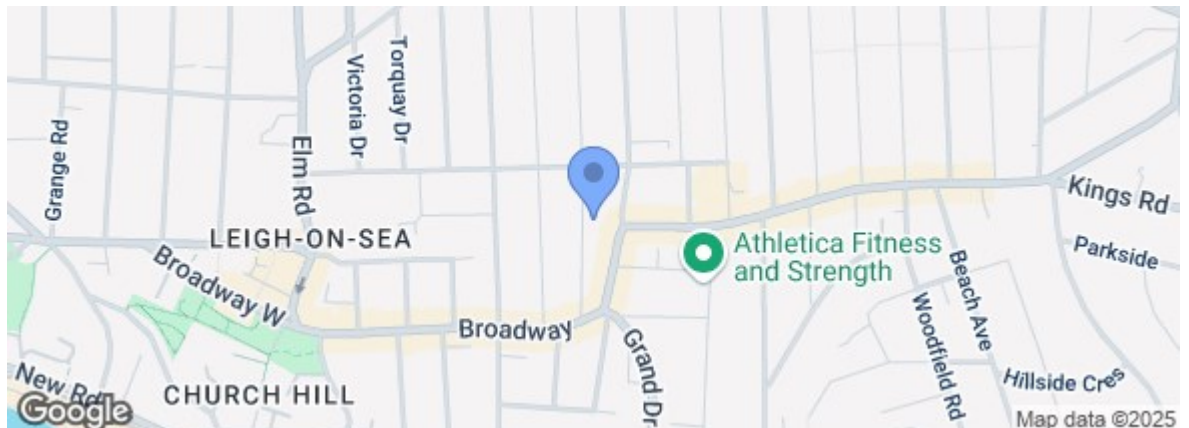


2ND FLOOR



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.
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Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) A	96
(81-91) B	88
(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 Potential
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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