



FOR SALE

Darlinghurst Grove, Leigh-On-Sea SS9 3LG

Guide Price £525,000 Freehold Council Tax Band - C

1076.00 sq ft

- Three Bedroom Semi Detached Bungalow
- Beautifully Renovated Throughout
- Fitted Kitchen With Integrated Appliances
- Three Double Bedrooms
- Fantastic Location For School Catchments
- Driveway With Parking For Two Vehicles
- Situated Close To London Road
- Walking Distance To Chalkwell Park
- Short Distance To Chalkwell Station
- Local Amenities Nearby

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

appointmoor

Description

**** GUIDE PRICE £525,000 - £550,000 ****

Nestled in the charming area of Darlinghurst Grove, Leigh-On-Sea, this beautifully renovated semi-detached bungalow offers a perfect blend of modern living and classic appeal. This property boasts three spacious double bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by an open plan kitchen, lounge, and dining area that creates a warm and inviting atmosphere, perfect for both entertaining and everyday living. The kitchen is designed to a high standard, ensuring that it meets the needs of any culinary enthusiast. The four-piece

family bathroom suite is equally impressive, providing a luxurious space for relaxation.

Built in circa 1920, this bungalow retains a sense of character while incorporating contemporary finishes throughout. The property also benefits from parking for two vehicles, a valuable feature in this desirable location.

Situated close to London Road, residents will enjoy easy access to local amenities, shops, and services. Additionally, the property is within walking distance to Chalkwell Station, making it an excellent choice for commuters. The area is well-regarded for its school catchments, making it particularly appealing for families with children.

Entrance Hall

14'2 x 6'6 (4.32m x 1.98m)

Wooden door to entrance, tiled flooring, radiator, storage cupboard, pendant lighting.

Lounge

26,4 x 24,8 (7.92m,1.22m x 7.32m,2.44m)

Wooden flooring, wall mounted radiator, double glazed windows to rear aspect, built in stud wall, pendant lighting.

Kitchen/Diner

same as above (same as above)

Wooden flooring, radiator, double glazed bi-fold doors to rear aspect, base & wall units, marble effect worksurface incorporating sink & drainer, space for cooker with extractor over, space for fridge/freezer, integrated dishwasher, integrated washing machine, built in island with storage, pendant lighting and spotlight lighting.

Bedroom 1

15'3 x 12'3 (4.65m x 3.73m)

Carpet flooring, radiator, double glazed bay window to front aspect, picture rail, ceiling rose, pendant lighting.

Bedroom 2

13'0 x 9'3 (3.96m x 2.82m)

Carpet flooring, radiator, double glazed window to side aspect, picture rail, pendant lighting.

Bathroom

8'10 x 8'7 (2.69m x 2.62m)

Tiled flooring, heated towel rail, double glazed obscure window to side aspect, freestanding bath, walk in shower cubicle, hand basin, W/C, partially tiled walls, loft access housing boiler, ceiling mounted lighting.

Bedroom 3

12'1 x 10'6 (3.68m x 3.20m)

Carpet flooring, radiator, double glazed window to front aspect, picture rail, pendant lighting.

Rear Garden

Decked patio seating area, laid lawn, side access and outside water tap.

Front Of Property & Parking

Laid stone driveway with space for 2 vehicles.

School Catchments

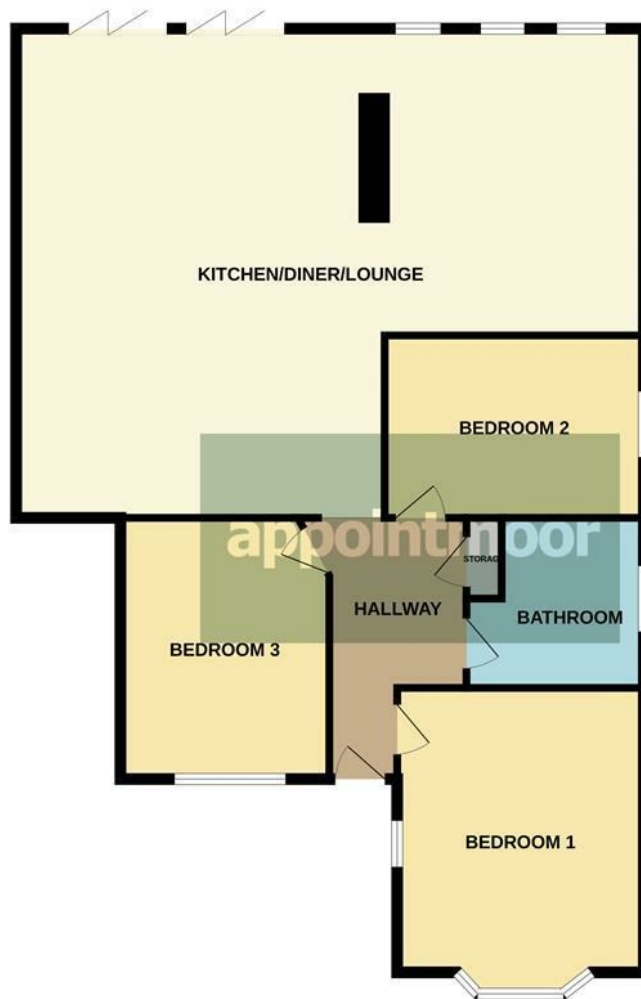
Darlinghurst Academy

Our Lady of Lourdes Catholic Primary School

Westcliff High School for Girls

Westcliff High School for Boys Academy





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 Metropix 5/2025

Energy Efficiency Rating		
	Current	Potential
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	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	

AGENTS NOTES: Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars.

VIEWINGS: BY APPOINTMOOR ESTATES ONLY

appointmoor



facebook.com/appointmoor



Instagram.com/appointmoor_estate_agents



twitter.com/appointmoor



linkedin.com/company/appointmoor

Appointmoor Sales 72 The Ridgeway,
Chalkwell, Westcliff-on-Sea, Essex, SS0 8NU
T. 01702 719966 W. appointmoor.co.uk