



# FOR SALE

## Westleigh Avenue, Leigh-On-Sea SS9 2LG

Offers In Excess Of £230,000   Leasehold   Council Tax Band - C

- Two Bedroom First Floor Flat
- Opposite Ofsted Rated 'Outstanding' West Leigh Schools
- Allocated Parking Space In Adjacent Car Park
- Inviting Open-Plan Lounge And Dining Area With South Facing Windows
- Well-Maintained Communal Areas And Gardens
- Kitchen With Integrated Appliances
- Close To Leigh Broadway's Shops And Restaurants
- Three-Piece Bathroom In Neutral Tones
- Short Drive To Leigh-On-Sea Train Station
- Nearby Bus Routes To Local Towns Including Basildon And Canvey

**Appointmoor Sales** 72 The Ridgeway,  
Chalkwell, Westcliff-on-Sea, Essex, SS0 8NU  
T. 01702 719966 W. [appointmoor.co.uk](http://appointmoor.co.uk)

**appointmoor**

# Description

Inside, discover a thoughtfully designed home with spacious double bedrooms, abundant natural light, and convenient storage. The open-plan lounge/diner creates a welcoming central space that connects to a well-equipped kitchen with integrated appliances, ideal for entertaining or enjoying everyday comfort.

The property enjoys a peaceful setting with beautifully maintained communal gardens, creating an attractive and

serene environment. Residents benefit from an allocated parking space in the adjacent car park, ensuring hassle-free access and convenience right outside the door.

Ideally located opposite highly regarded West Leigh Schools and close by to the vibrant Leigh Broadway, this home is a dream for families and professionals alike. With Leigh-on-Sea train station a short drive away, bus routes within walking distance and the picturesque coastline within easy reach, every convenience and lifestyle opportunity is within your grasp.

## Measurements

Interior

Exterior

Location

School Catchments

Tenure



| 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 | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |                         |
|-----------------------------------------------------------------|-------------------------|-------------------------|
|                                                                 | Current                 | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |                         |
| England & Wales                                                 | EU Directive 2002/91/EC | 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**