



# FOR SALE

**Leighton Avenue,  
Leigh-On-Sea SS9 1QB**

**Offers In Excess Of £550,000   Freehold   Council Tax Band - C**

- Central Leigh Location
- Five Bedrooms
- Three Luxury Bathrooms
- Spacious Open Plan Kitchen Diner
- Fully Refurbished to a High Standard
- Low Maintenance Rear Garden
- Stylish Neutral Decor
- Moments From Leigh Broadway
- North Street & Belfairs Catchment Area
- Vacant Possession & No Onward Chain

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

**appointmoor**

## Description

**\*NO CHAIN\* WOULD YOU LIKE TO BE IN BEFORE CHRISTMAS?**

Welcome to Leighton Avenue, Leigh-On-Sea - a fantastic location for this stunning five-bedroom terraced family home. This property boasts not only two spacious reception rooms but also three modern bathrooms, providing ample space for all your family's needs. With a generous 1,482 sq ft of living space, this house offers plenty of room for comfortable living.

The five fantastic sized bedrooms ensure that everyone in the family has their own space to relax and unwind. The modern interior throughout the property adds a touch of elegance and style to the home.

Situated in the heart of Leigh-On-Sea, this property is centrally located to Leigh Broadway, offering an abundance of local amenities right at your doorstep. Additionally, the convenience of being within walking distance to both Leigh-On-Sea and Chalkwell stations makes commuting a breeze.

Don't miss out on the opportunity to own this beautiful family home in a prime location. Book a viewing today and envision the life you could create in this wonderful property on Leighton Avenue.

### Entrance

Covered porch and front door into entrance hallway with wooden floor, radiator and under stair cupboard.

### Lounge

16'7" x 12'8" (5.08 x 3.88)

Lounge to front aspect with double glazed bay window with fitted shutters, fitted carpet, radiator, coving and ceiling rose. Feature decorative fireplace with tiled hearth.

### Kitchen Diner

18'0" x 17'10" (5.51 x 5.45)

Spacious modern kitchen diner with double glazed window and bi-fold doors out to the rear garden. Wooden floor, two radiators, inset spotlights and door to utility. The newly fitted kitchen has a range of wall and base units with quartz work surfaces, complimentary breakfast bar island and inset sink with mixer tap. Integrated appliances include fridge freezer, dishwasher, wine cooler, microwave and oven with hob and extractor hood.

### Utility Room

7'1" x 3'9" (2.16 x 1.16)

Utility room to rear aspect with double glazed window and door to garden. Wall and base units with quartz work surface and butler sink, wooden floor and space for washing machine and dryer. Door to cloakroom.

### Cloakroom

Two piece white suite comprising of WC and pedestal wash hand basin. Wooden floor, double glazed window, tiled splash back and wall mounted boiler.

### First Floor

Stairs to first floor landing with doors to all rooms and further stairs to second floor.

### Bedroom 1

16'7" x 11'10" (5.08 x 3.63)

Bedroom to front aspect with double glazed bay window with fitted shutters, fitted carpet, inset spotlights, radiator and door to en-suite.

### En-Suite

Three piece white suite comprising of WC,

pedestal wash hand basin and corner shower cubicle. Tiled floor, part tiled walls, heated towel rail and inset spotlights.

### Bedroom 2

13'5" x 8'9" (4.09 x 2.69)

Bedroom to rear aspect with double glazed square bay window with fitted shutters, fitted carpet and radiator.

### Bedroom 3

8'0" x 6'2" (2.46 x 1.88)

Bedroom to front aspect with double glazed window with fitted shutters, fitted carpet and radiator.

### Bathroom

3.10 x 2.82 (0.91m.3.05m x 0.61m.24.99m)

Four piece white suite comprising of WC, pedestal wash hand basin, panel bath and double shower cubicle. Tiled floor, part tiled walls, heated towel rail, inset spotlights and two double glazed windows.

### Second Floor

Stairs to second floor landing with eaves storage cupboard.

### Bedroom 4

12'5" x 9'1" (3.80 x 2.78)

Bedroom to rear aspect with two Velux windows, fitted carpet, eaves storage cupboard and radiator.

### Bedroom 5

16'6" x 11'10" (5.03 x 3.63)

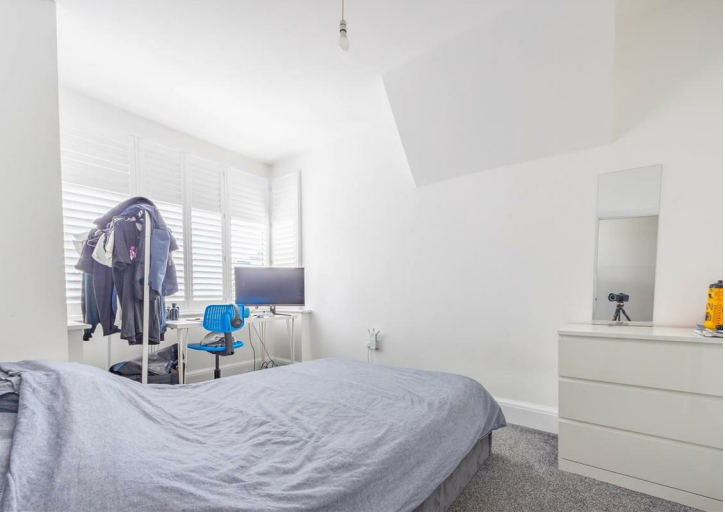
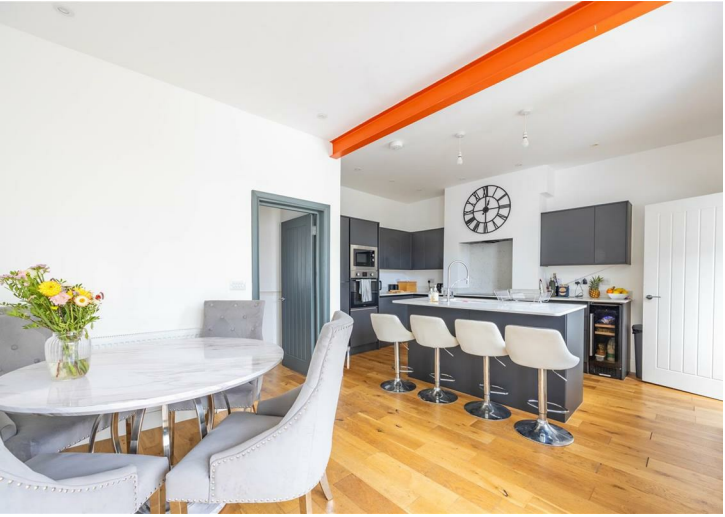
Bedroom to front aspect with fitted carpet, double glazed window, eaves storage cupboard and radiator.

### Shower Room

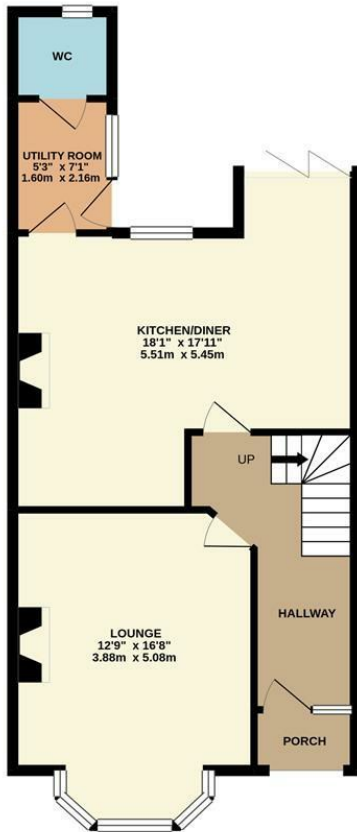
Three piece white suite comprising of WC, pedestal wash hand basin and corner shower cubicle. Tiled floor, part tiled walls, Velux window, inset spotlights and heated towel rail.

### Rear Garden

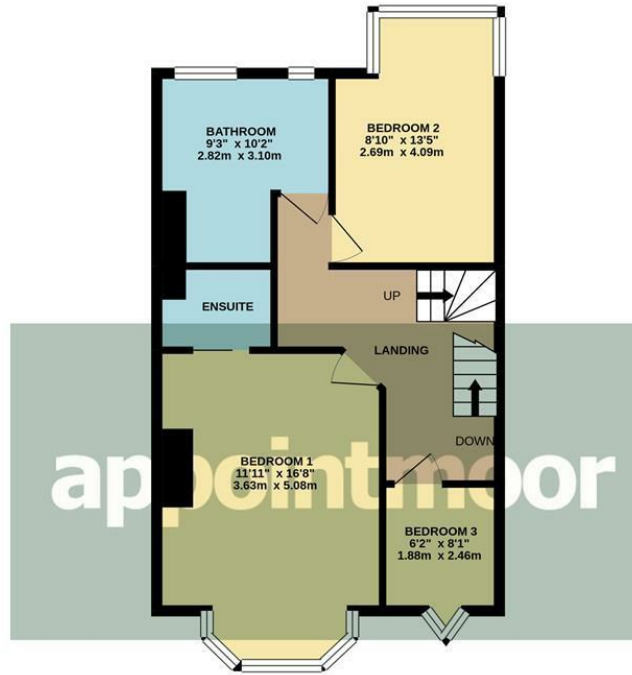
Low maintenance rear garden with decking and paved patio areas, artificial lawn and timber fencing.



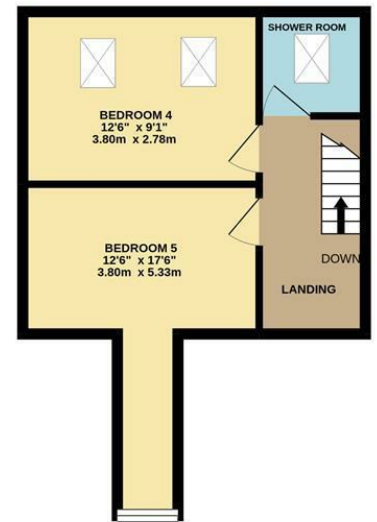
GROUND FLOOR  
602 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR  
542 sq.ft. (50.4 sq.m.) approx.



2ND FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA: 1482 sq.ft. (137.7 sq.m.) approx.

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                                 |                         |           |
| (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 <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 |           |

**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**

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