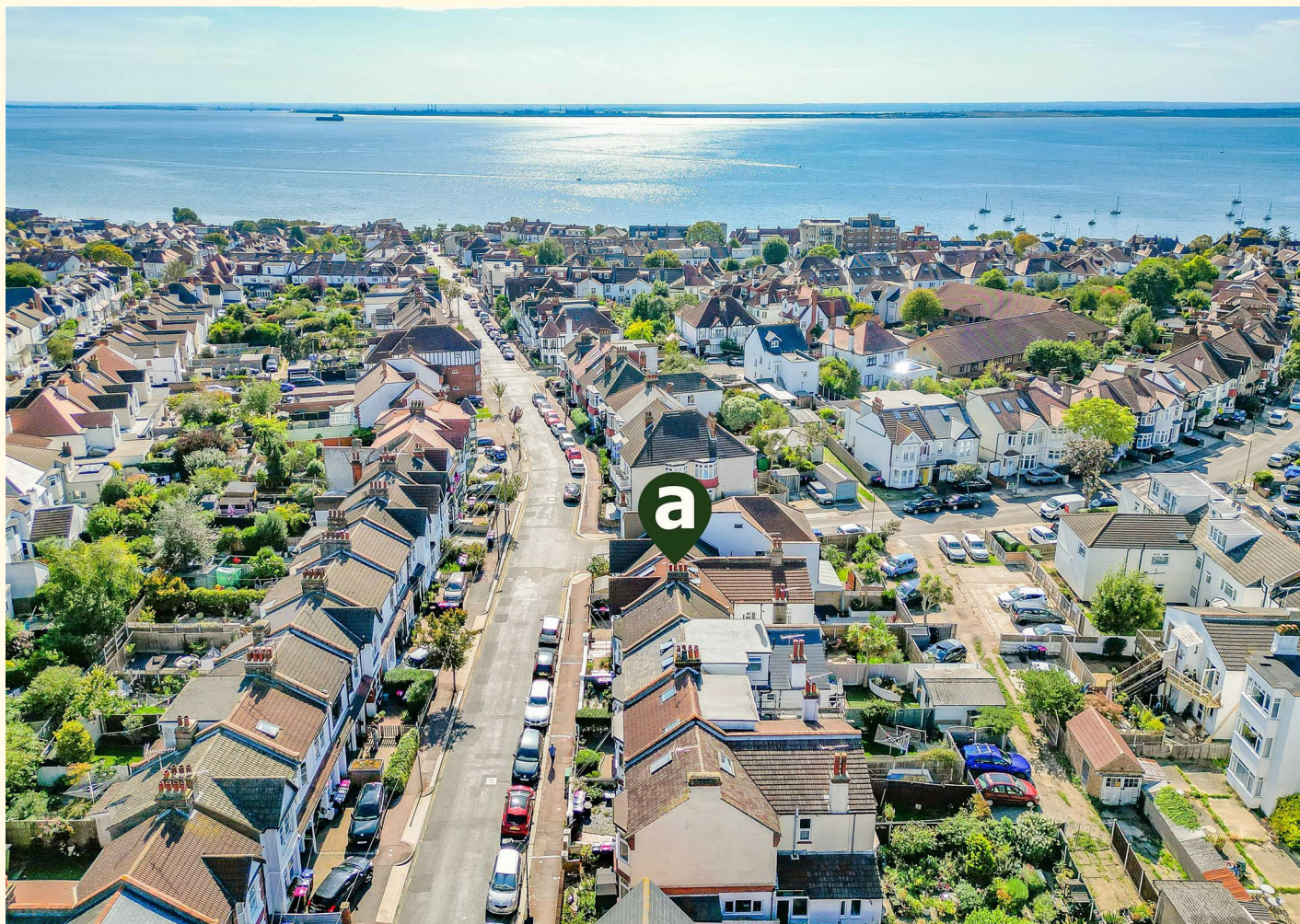




FOR SALE

Woodfield Road, Leigh-On-Sea SS9 1EL

Offers Over £725,000 Freehold Council Tax Band - E

1625.36 sq ft

- Spacious Four Bedroom House In Prime Location
- Industrial-Style Kitchen With Large Island & Breakfast Bar
- Cosy Lounge With Log Burner & Beautiful Bay Window
- Sought After Leigh-On-Sea Location Close To The Beach
- Private Parking To The Rear Of The Property
- Spacious First Bedroom With Ornamental Fireplace & Bay Window
- Large Loft Bedroom With Eaves Storage & Double Bed Capacity
- Elegant Four-Piece Bathroom With Patterned Tiling & Dark Wood Finishes
- Walking Distance To Restaurants, Cafes And Shops
- Close To Chalkwell Train Station For Easy Commuting

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

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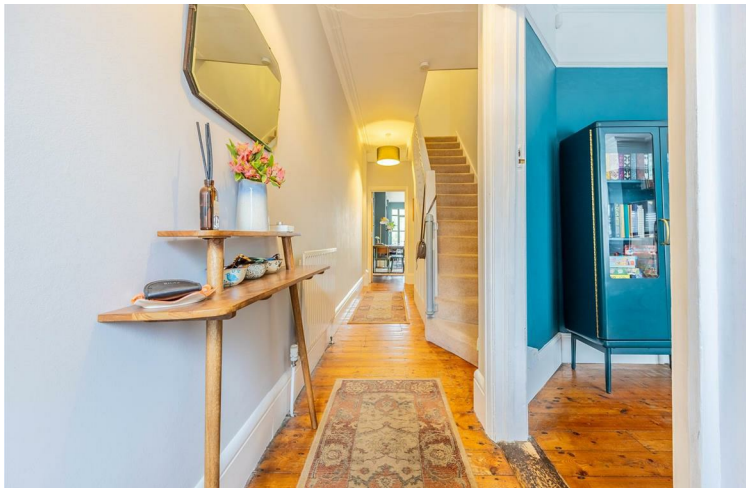
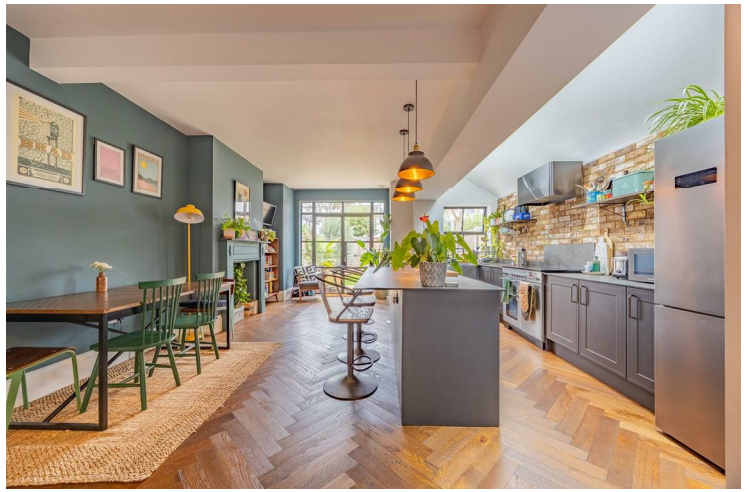
Description

From the striking herringbone floors in the industrial-inspired kitchen to the bay-windowed lounge with a cosy log burner, this home masterfully combines style and comfort. Spacious, bright, and meticulously designed, it offers four well-sized bedrooms, two bathrooms, and versatile living areas, crafted for family comfort, entertaining, and everything in between.

Charming period details and a crisp coastal colour palette set the tone from the moment you arrive. The rear garden is a private, west facing haven with a lawn for play and a patio for alfresco dining. Gated rear access to your own driveway parking adds practicality to this picturesque seaside property.

Situated in the heart of Leigh-on-Sea, moments from the seafront and the vibrant Leigh Broadway, this location blends tranquillity with energy. Parks, restaurants, cafés, Chalkwell train station and the coast are all within walking distance, offering the perfect lifestyle for families, professionals, and anyone seeking a coastal retreat with urban convenience.





Measurements

Lounge
15'0 into bay x 11'7 x 12'5 into recess (4.59m into bay x 3.55m x 3.81m into recess)
Hallway
21'9 x 3'1 < 5'4 (6.65m x 0.95m < 1.65m)
Kitchen/Diner
22'6 x 16'1 (6.87m x 4.92m)
Breakfast Area
6'7 x 10'0 (2.03m x 3.06m)
Shower Room
5'1 x 7'4 (1.55m x 2.25m)
Landing
21'5 x 5'5 > 2'6 (6.55m x 1.66m > 0.78m)
Bathroom
6'9 x 8'2 (2.08m x 2.50m)
Bedroom 1
15'7 x 15'1 (4.77m x 4.60m)
Bedroom 2
10'2 x 9'4 x 10'6 into recess (3.12m x 2.85m x 3.22m into recess)
Bedroom 3
8'3 > 6'2 x 10'4 (2.53m > 1.88m x 3.15m)
Bedroom 4
14'0 x 15'3 (4.29m x 4.67m)

Ground Floor

Step inside this exquisitely designed home where thoughtful elegance and functional luxury meet. The spacious hallway sets the tone, opening into a showstopping kitchen/diner. Here, industrial-style units blend seamlessly with rich wooden herringbone flooring, forming a sleek and modern culinary hub. The large central island with breakfast bar makes morning routines both stylish and social. Just beyond, a versatile sitting area invites relaxation, perfect as a reading nook or additional entertaining space. A contemporary shower room with a sleek three-piece suite adds practicality, while cleverly concealed utility storage keeps laundry appliances tucked away yet accessible. At the front of the home, the lounge exudes warmth and character with a charming bay window and a log burner, offering a cosy haven during colder months and a bright retreat on sunny days.

First Floor

As you ascend the staircase, the first floor reveals an elegant landing space. To the right, bedroom two awaits, an ideal child's bedroom or vibrant guest room, a well proportioned, welcoming double room. Next along is the bathroom, designed with flair: dark wood accents and patchwork patterned tiling complement a luxurious four-piece suite, including both bath and large shower. To the left lies the

stunning first bedroom. Bathed in natural light from it's bay window, this expansive double features an ornamental fireplace as a graceful focal point. Bedroom three completes this level, ideal as a nursery or room for a younger child. Tucked neatly into this family-friendly layout, a spiral staircase adds a unique design feature and leads to the upper floor.

Second Floor

At the top of the spiral staircase is a delightful surprise, bedroom four. This spacious loft conversion offers peace and privacy, with room for a full double bed and bedroom furniture. Clever eaves storage is available to use on both sides, keeping clutter at bay and making the space feel open and functional. It's perfect as a teen's bedroom, guest suite, or serene home office.

Exterior

This home's curb appeal is undeniable, with a charming period façade in crisp white and blue tones, rather fitting with its coastal surroundings. Brick wall bordered features and a gated front path enhance the welcoming entrance, while low-maintenance paving completes the front aspect. To the rear, a pleasant garden awaits: a lush lawn ideal for children to play, a paved patio area perfect for alfresco dining and summer barbecues, and a rear gate leading to your private driveway space, combining charm with practical ease.

Location

Perfectly positioned on the desirable Woodfield Road in Leigh-on-Sea, this home offers the very best of seaside living. A short walk brings you to the beach, where sea air and coastal strolls beckon. Trendy restaurants, cafés, and the eclectic shops of Leigh Broadway are all nearby, making every day a pleasurable lifestyle choice. Families will appreciate the proximity to Chalkwell Park, ideal for green leisurely afternoons, dog walks, and playtime. This is a neighbourhood where community, convenience, and coastal charm converge effortlessly. With Chalkwell train station within walking distance, this location is ideal for those desiring convenient commuting.

School Catchments

Chalkwell Hall Infant and Chalkwell Hall Junior Schools
Belfairs Academy

Tenure

Freehold





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		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	57	
(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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