



* £550,000 - £600,000 * PARKING FOR TWO * LOFT CONVERSION * FOUR BEDROOMS/TWO BATHROOMS * SUMMERHOUSE OFFICE * NO ONWARD CHAIN * This extraordinary four-bedroom home has both a huge amount of character and space, as well as a superb location - with Leigh Broadway at the bottom of the road and only a stroll down to Chalkwell Station for commuters.

The accommodation is comprised of: parking for two on the front drive, a porch and separate entrance hall with storage, a bright bay-fronted lounge, an open-plan kitchen-diner with attached conservatory, four great-sized bedrooms spread over the first and second-floor loft conversion, two bathrooms and a spacious garden with a summerhouse/office with a large shed to remain.

The location couldn't be better! There are a range of amenities and bus links at the top of the road on the London Road, and the bustling Leigh Broadway with its shops and eateries at the bottom of the road. Chalkwell Station, Chalkwell Park and the beachfront are all only a walk away, and for schooling, Leigh North Street and Belfairs Academy are both within catchment, with the prestigious grammar schools of the borough close by. The property is available to view now, with no onward chain.

- Parking for two vehicles
- Loft conversion with master bedroom and en-suite
- Walk to Chalkwell Station, Chalkwell Park and beachfront
- Huge amount of period character
- Summerhouse/Office and large shed
- Four bedrooms over three floors
- Great school catchment area
- Leigh Broadway at the bottom of the road
- South of the London Road
- No onward chain

Leighton Avenue

Leigh-on-Sea

£550,000

Price Guide



Leighton Avenue



Frontage/Parking

Paved frontage providing parking for two vehicles, fencing, garden wall and French doors leading to:

Front Porch

Original quarry tiled floor and an original wooden and stained glass front door with sidelights leading to:

Entrance Hallway

Two understairs storage cupboards, original coving, dado rail, wall cladding, radiator with decorative wooden cover, skirting and wooden flooring.

Front Lounge

UPVC double glazed bay fronted window with bespoke shutter blinds, beautiful feature fireplace with tiled hearth, bespoke alcove storage units and shelving, double radiator, original coving and ceiling rose, picture rail, skirting and original wooden floorboards.

Dining Room

French doors and sidelights leading through to conservatory, feature fireplace, bespoke alcove storage units including a large larder style cupboard, radiator with decorative wooden cover, original coving and ceiling rose, picture rail, boiler cupboard, skirting and wooden flooring (double opening through to kitchen).

Kitchen

UPVC double glazed window to rear aspect overlooking the garden with shaker style kitchen units, both larder style and base level comprising; 1.5 ceramic sink and drainer with chrome mixer tap set into wood effect laminate worktops with tiled splashbacks, four ring burner gas hob with stainless steel extractor hood over, AEG integrated oven, integrated fridge/freezer, pantry style pull-out cupboard, integrated washing machine, integrated Bosch dishwasher, spotlighting, tiled flooring.

Conservatory

UPVC double glazed windows all around with French doors for garden access, exposed feature brickwork, wood effect laminate flooring.

First Floor Landing

Further staircase rising to 2nd floor landing, airing cupboard, dado rail and wall cladding, skirting and carpet.

Bedroom Two

UPVC double glazed bay fronted window with bespoke shutter blinds, original feature fireplace, picture rail, radiator, skirting and carpet.

Bedroom Three

UPVC double glazed window to rear aspect, original feature fireplace, radiator, picture rail, skirting and carpet.

Bedroom Four

UPVC double glazed window to front aspect, radiator, picture rail, skirting and carpet.

Three-Piece Family Bathroom

Two obscured UPVC double glazed windows to rear aspect and a traditionally styled three-piece suite comprised of; bath tub with shower attachment and drencher head over, low-level w/c, pedestal wash basin with chrome taps, chrome towel rail, fully tiled walls and flooring.

Master Bedroom (Top Floor)

UPVC double glazed window to rear aspect with bespoke shutter blinds as well as two double glazed Velux windows to front aspect, eaves storage cupboards, dressing room and fitted wardrobe section with radiator, spotlighting, skirting and carpet.

Shower Room (Top Floor)

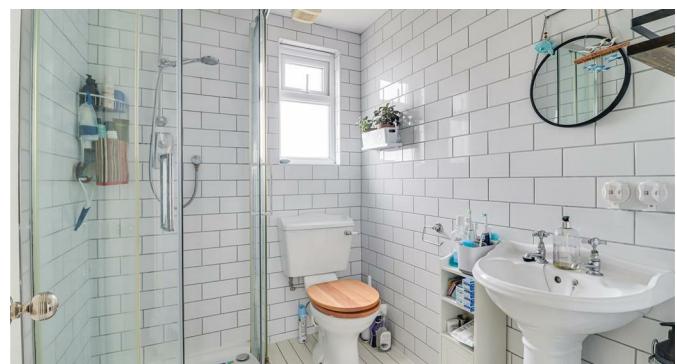
Obscured UPVC double glazed window to rear aspect, corner shower cubicle, column style radiator with chrome towel rail, low-level w/c, pedestal wash basin with traditional chrome taps, fully tiled walls, extractor fan, spotlighting and wooden flooring.

Summerhouse/Office

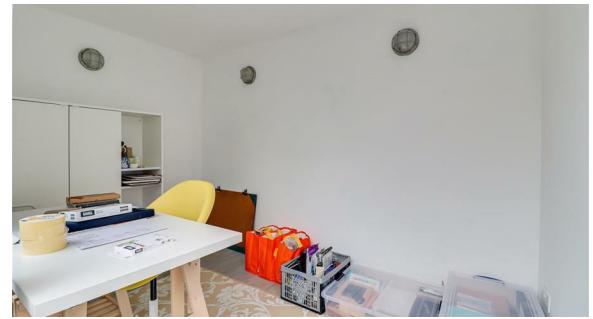
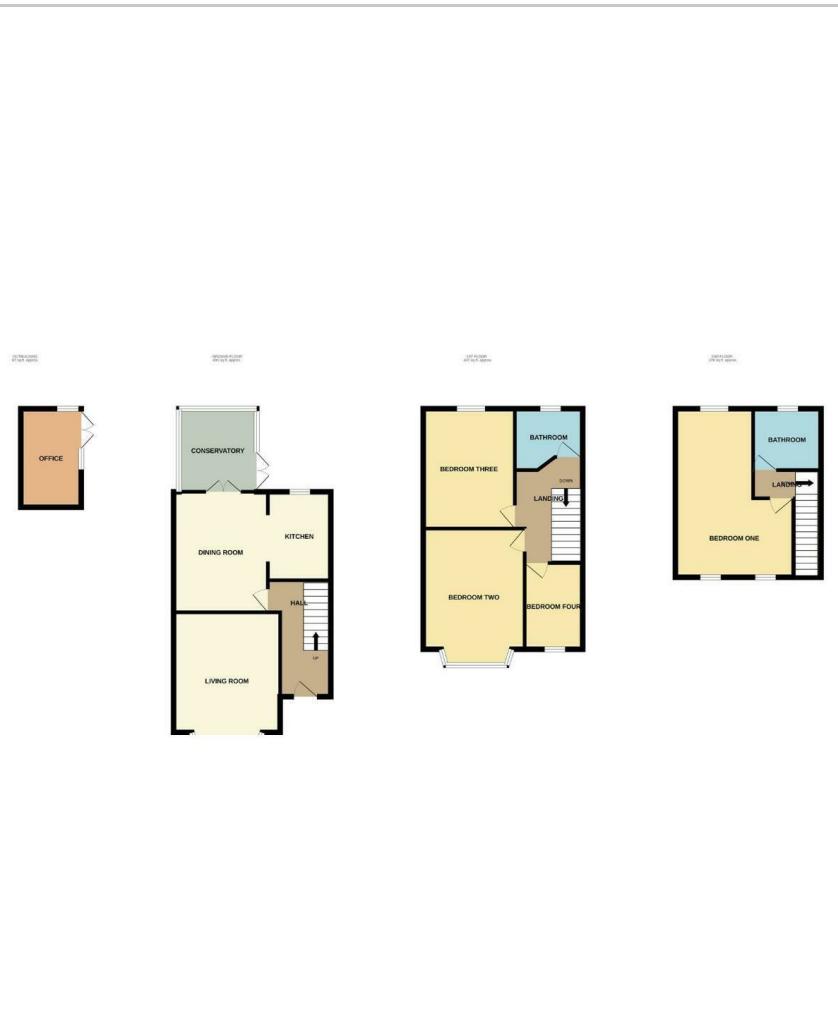
UPVC French doors and windows with power and lighting.

Garden

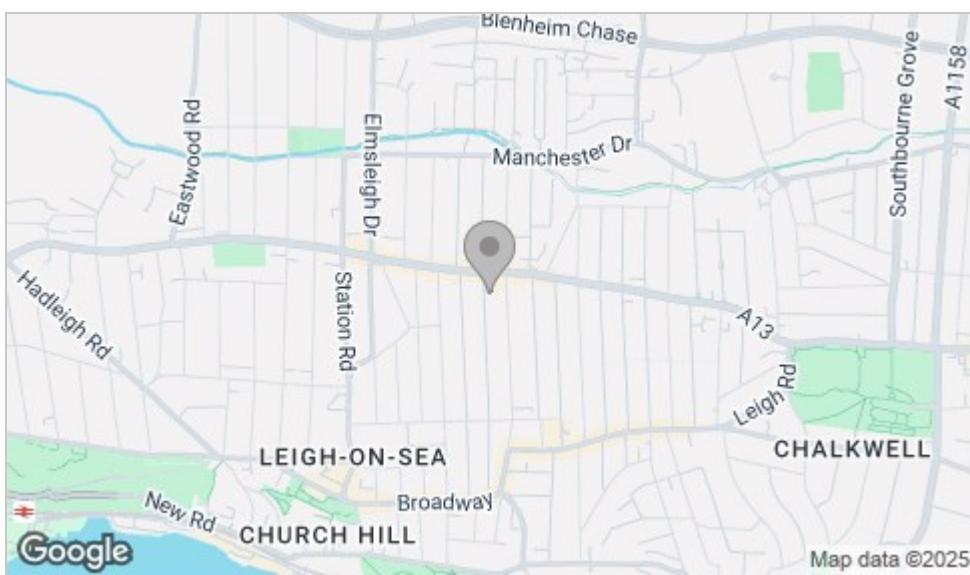
The garden has two patio areas for seating with the rest mostly laid to lawn with planting borders and access to the summerhouse/office and shed.



Floor Plan



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

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	