



156 Leighton Avenue

# 156 Leighton Avenue Leigh-On-Sea Essex SS9 1PY

Home Estate Agents are delighted to offer for sale this superb four bedroom terraced house located in the heart of Leigh-on-Sea. This wonderful family home boasts approximately 1,173 sq ft of accommodation, set over three floors, as well as featuring a multi-functional outbuilding and paved off street parking for two cars.

The accommodation comprises; entrance hall, living room, conservatory and an open-plan kitchen/diner to the ground floor with landing, three bedrooms and a family bathroom completing the first. The property also offers another floor to the second which consists of a further landing, modern shower room suite and a master bedroom. Externally, this fantastic residence benefits from providing paved off street parking to front and a private rear garden with a purpose built outbuilding.

The property is served by gas central heating and offers replacement double glazing where mentioned.



Situated in Leighton Avenue, this impressive home is within close proximity to local amenities which includes schools, parks, nearby seafront and mainline railway station - serving London Fenchurch Street for commuters. Also within a short stroll is Leigh's fashionable Broadway and its array of bars, cafés, restaurants and popular boutiques.

We strongly advise internal viewings to avoid any disappointment.

## Entrance

Covered entrance porch with double porch doors to:

## Hallway

Boxed and gridded radiator, distressed solid oak flooring, dado rail, coved cornicing, paneling to walls, stairs rising to first floor landing with storage cupboards under, doors to:

## Lounge 15'9 x 11'4

Feature open fireplace with cast iron surround and tiled inserts, adjacent built in display units comprising cupboards and shelves, tv/av point, radiator, picture rail, coved cornicing, ornate ceiling rose, double glazed bay window to front with shutters.



**Dining Room** 12'10 x 10'0

Polished cast iron fireplace with tiled inserts, boxed and gridded radiator, distressed solid oak flooring, built in cupboard housing gas boiler serving heating and hot water (not tested), picture rail, coved corning, ornate ceiling rose, double glazed windows and French doors leading onto the conservatory.

**Kitchen** 9'5 x 6'8

One and a quarter bowl ceramic sink with mixer tap set in wood effect rolled edge work surfaces, base, drawer & cupboard units, integrated four ring gas hob with 'AEG' oven below and extractor canopy over, integrated dishwasher, fridge and freezer, plumbing for washing machine, tall pull out larder unit, tiled floor, metro tiled splashbacks, downlighters, double glazed window to rear.



**Conservatory** 8'3 x 8'10

Laminate wood effect flooring, exposed brick wall to back, double glazed windows surrounding, double glazed roof all with built-in integrated blinds, double glazed French doors leading to the garden.

**First Floor Landing**

Built in linen cupboard, dado rail, stairs rising to second floor, doors to:

**Bedroom Two** 15'10 x 10'10

Double bedroom with feature cast iron fireplace with tiled inserts, radiator, picture rail, double glazed bay window to front with shutters

**Bedroom Three** 12'10 x 9'9

Double bedroom with feature cast iron fireplace, radiator, picture rail, double glazed window to rear.

**Bedroom Four** 9'2 x 6'2

Radiator, picture rail, double glazed window to front.

**Bathroom**

Roll top claw foot bath with side mounted mixer tap and separate thermostatically controlled shower over, pedestal wash hand basin with mixer tap, close coupled wc, decorative tiled floor and metro tiling to full wall height, chrome heated towel rail, vanity mirror, opaque double glazed windows to rear.

## Second Floor Landing

Doors to:

### Bedroom One 19'9 x 15'1 > 8'5

Double bedroom with radiator, access to eaves storage space, downlighters, double glazed windows to rear, two Velux windows to front.

### Shower Room 6'5 x 5'6

Modern newly installed suite comprising tiled and glazed shower cubicle, pedestal wash hand basin, close coupled wc, laminate wood flooring, metro tiling to full wall height, cast iron style heated towel rail, downlighters, extractor, opaque double glazed window to rear.

### Front Garden

Being paved providing off street parking.

### Rear Garden

Paved patio, lawn, flower beds with shrubs, paved patio seating area, outside power.

### Log Cabin ( Divided into two sections)

1st section - currently being used as an office measuring approx 10'6 x 6'5 - laminate wood effect flooring, three mounted wall lights, power, double glazed windows to side and to front, double glazed French doors opening onto the patio.

2nd section - utilised for outside storage, further door to side, lighting, power.







TOTAL FLOOR AREA : 1285 sq.ft. approx.  
 Made with Metropix ©2023



Price: £600,000 - £625,000 Freehold

HOME - The Estate Agent of Leigh  
 The Old Bank, 26 Broadway, Leigh-on-Sea, Essex, SS9 1AW. Tel: 01702 480033

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.