



1 Rockleigh Avenue



# 1 Rockleigh Avenue Leigh-on-Sea Essex SS9 1LA

Home Of Leigh are excited to offer for sale this immaculate four bedroom terraced home situated in a highly sought after location in central Leigh on Sea and which benefits from a fabulous west backing rear garden.

The accommodation comprises; welcoming entrance hall, ground floor cloakroom, a spacious through lounge/dining room plus a gorgeous open plan kitchen/breakfast room which overlooks the rear garden.

To the first floor there is a large landing area, four well appointed bedrooms, two of which have a range of bespoke fitted wardrobes and all of which are complemented by a luxury fitted family bathroom.

Externally there is a beautifully landscaped west backing rear garden.



Situated on Rockleigh Avenue in Leigh-on-Sea, this beautifully maintained family home is within a few minutes walk of the nearby seafront and mainline railway station - serving London Fenchurch Street for commuters. Also within easy reach is Leigh's fashionable Leigh Road and Broadway with an array of bars, cafés, restaurants and popular boutiques.

## Accommodation Comprises

The property is approached via solid double wood doors leading to:

## Entrance Porch 5'1 x 2'6

With further glazed double doors leading to:

## Entrance Hall 15'5 x 10'8 < 5'9

A lovely entrance hall with stairs leading to the first floor accommodation with understairs storage cupboard, coved to smooth plastered ceiling with inset spotlighting, cast iron radiator. Doors to:



### Dining Room 13'6 x 10'1

Double glazed French doors to the rear garden, coved cornice to smooth plastered ceiling with central ceiling rose and ceiling mouldings, picture rail, cast iron radiator.

### Kitchen Breakfast Room 23'2 x 9'1

Two double glazed windows to side aspect and double glazed French doors to rear giving access to the garden. The kitchen is beautifully fitted to include a Butler sink with mixer tap inset into a range of worksurfaces with an abundance of cupboards and drawers beneath, appliance space for Range cooker with fitted extractor hood above, further appliance space and plumbing for American style fridge freezer, further range of matching eye level wall mounted units, integrated dishwasher, washing machine and separate dryer, breakfast bar with stool seating around, cupboard housing combination boiler (n/t), walk in pantry, smooth plastered ceiling with inset spotlighting, cast iron radiator.



### Ground Floor Cloak Room 3'4 x 2'3

Modern suite comprising low level WC, wall mounted wash hand basin with mixer tap, half tiled to surrounding walls, engineered oak wood flooring.

### Lounge 16'1 into bay x 12'1

Double glazed bay window to front aspect with bespoke fitted plantation shutters, attractive engineered oak wood flooring throughout, feature fireplace with inset log burner and attractive surround with marble hearth, twin bespoke fitted alcove cupboards with shelving above, coved cornice to smooth plastered ceiling with central ceiling rose and ceiling mouldings, cast iron radiator. Open plan to:

### First Floor Landing 23'1 x 5'1

A spacious landing area with access to loft, carpeted, smooth plastered ceiling, fitted storage cupboard. Doors to:

### Bedroom One 15'7 into bay x 10'6

Double glazed bay window to front aspect with bespoke fitted plantation shutters, carpeted, extensive range of bespoke fitted wardrobes, coved to smooth plastered ceiling, picture rail, radiator.



#### Bedroom Two 13'2 x 10'9 plus depth of wardrobe

Double glazed window to rear aspect with bespoke fitted plantation shutters, carpeted, range of bespoke fitted wardrobes, coved to smooth plastered ceiling, feature cast iron fireplace, radiator.

#### Bedroom Three 9'4 x 5'10

Double glazed window to front aspect with bespoke fitted plantation shutters, carpeted, coved to smooth plastered ceiling, picture rail, cast iron radiator.

#### Bedroom Four 9'3 x 5'1

Double glazed window to front with bespoke fitted plantation shutters, carpeted, coved to smooth plastered ceiling, picture rail, radiator.

#### Bathroom 9'8 x 5'1

Double glazed obscure window to side aspect, modern suite comprising claw footed bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, fully tiled shower cubicle, tiled flooring, smooth plastered ceiling with inset spotlighting, heated towel rail/radiator combined.

#### Externally

##### Rear Garden

The property benefits from a great size west backing rear garden which commences with an attractive paved patio area creating an ideal space for outside dining and entertaining. The remainder is laid to lawn and enclosed by screen panelled fencing.

##### Front Garden

Attractively paved front garden.























## Guide Price £600,000 Freehold

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