



49 Highlands Boulevard

49 Highlands Boulevard Leigh-on-Sea Essex SS9 3TQ

Home Estate Agents are delighted to present this charming four-bedroom chalet bungalow located on Highlands Boulevard in Leigh-On-Sea. This property offers a perfect blend of space and modern living, making it an ideal family home.

Upon entering, you will be greeted by a spacious open-plan kitchen and lounge, perfect for entertaining guests or enjoying family time. The contemporary downstairs shower room, complemented by a separate w/c, adds convenience for everyday living. The first floor boasts a generously sized bedroom complete with an en-suite bathroom, providing a private retreat with lovely views over the picturesque Belfairs Woods.

The property features ample storage throughout, ensuring that all your belongings can be neatly tucked away. Outside, you will find off-street parking for two vehicles, a valuable asset in this sought-after location. The spacious rear garden is a delightful space for outdoor activities, featuring a raised



decking area that is perfect for summer barbecues or simply relaxing in the sun.

Situated in the Highlands Estate, this home is ideally located close to Leigh Broadway, where you can enjoy a variety of shops, cafes, and restaurants. Nature enthusiasts will appreciate the proximity to Belfairs Woods and Golf Course, offering beautiful walks and recreational opportunities. Additionally, Leigh Train Station is just a short walk away, providing excellent transport links for commuters.

This property is a wonderful opportunity for those seeking a spacious and well-located family home in Leigh-On-Sea. Don't miss your chance to view this delightful chalet bungalow.

Accommodation Comprises

The property is approached via wooden entrance door to side with obscure glass panels leading into:

Entrance Hall

Original wooden flooring, spotlighting, picture rail, storage cupboard, further storage cupboard housing washing machine, carpeted stairs leading to loft bedroom, radiator. Doors to:



worksurfaces, built in shelving and cupboards, one and a half sink with mixer tap, tiled splashback, space for Range cooker with extractor fan over, space for fridge freezer, storage cupboard housing electric and gas meters, further cupboard housing wall mounted combination boiler, inset spotlighting.

Bedroom One 12'1 x 11'9

Carpeted, double glazed lead light bay window to the front, further window to side, ceiling light, air conditioning unit, picture rail, fitted wardrobes, radiator.

Bedroom Two 11'9 x 8'8

Carpeted, double glazed leadlight windows to front aspect, picture rail, storage cupboard, ceiling light, radiator.

Bedroom Three 9'11 x 7'2

Carpeted, double glazed window to side aspect, ceiling light, picture rail, built in cupboard with shelving, radiator.

Shower Room 7'2 x 5'5

Tiled flooring and part tiled walls, double glazed Aluminium window to side aspect with fluted glass, double walk in shower with Crittall style shower screen, wash hand basin with mixer tap, ceiling light, heated towel rail.

Separate WC 5'6 x 2'7

Tiled flooring, double glazed Aluminium window to side aspect with fluted glass, WC, wash hand basin with chrome mixer tap, tiled splashback, radiator.



Kitchen Family Room

Lounge/Dining Area 18'2 x 11'9

Carpeted, large double glazed bay French doors and windows opening onto rear garden, ceiling light, feature fireplace with wooden surround and tiled hearth with inset gas log burner, ceiling light, radiator. Open to:

Kitchen 13'11 x 9'8

Wooden flooring, double glazed windows and double glazed French doors leading to rear garden. The kitchen is fitted to include a range of Shaker style base units with square edge granite worksurfaces and matching eye level wall mounted units, centre island with breakfast bar and solid wood



First Floor Landing

Carpeted,, exposed brick wall, ceiling light, large storage area. Doors to:

Bedroom Four 16'9 x 9'5

Carpeted, double glazed Velux window to rear aspect, exposed brick wall, built in hanging space, ceiling light.

En-Suite 7'10 x 7'3

Tiled effect lino flooring, wash hand basin with chrome mixer tap, panelled bath with taps and shower attachment and tiled splashback, WC, wash hand basin with mixer tap and vanity storage beneath, eaves storage cupboard (measuring 21'3 x 7'3), spotlighting, extractor.

Externally

Front Garden

Shingled driveway providing off street for vehicles, pathway leading to entrance.

Rear Garden

Rear garden commencing with a raised patio area decked area with steps leading down the remainder of the garden which is laid to lawn, shed (to remain), outside storage shed and outside tap.









Guide Price: £500,000 - £525,000 Freehold

HOME - The Estate Agent of Leigh
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