



6 Rockleigh Avenue

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

Home Estate Agents are delighted to present this impressive end-terrace house located on the desirable Rockleigh Avenue in Leigh-On-Sea. This property offers a remarkable opportunity for renovation, making it an ideal choice for families seeking a spacious and adaptable home.

Upon entering, you will find a generous ground floor featuring four reception rooms, a well-appointed kitchen, and a convenient downstairs shower room that doubles as a utility space. The property boasts multiple bay windows, enhancing its traditional charm and allowing natural light to flood the interiors.

The first floor comprises five substantial bedrooms, four of which are doubles, providing ample space for family living. One of the bedrooms is currently utilised as a temporary kitchen, showcasing the home's versatility. Three of the bedrooms benefit from large bay windows, while additional storage cupboards ensure practicality throughout.

Ascending to the second floor, you will discover a large loft room, which presents an exciting opportunity to create a magnificent primary bedroom, further enhancing the living space. Externally, the property features a spacious rear garden, providing a tranquil outdoor retreat. Access to the rear of the garage is available, offering ample space for a vehicle or additional storage. Notably, there is an air raid shelter beneath the garage, adding a unique historical element to the property. The front of the house is set on an impressive corner plot, complete with off-street parking.



Situated in a superb location, this home is conveniently close to Leigh Broadway, Chalkwell Park, and Chalkwell Train Station. Additionally, it falls within the catchment area for the highly regarded Chalkwell Schools, making it an excellent choice for families. This property truly has the potential to become a stunning family home in a sought-after area.

Accommodation Comprises

The property is approached via a crazy paved pathway leading wooden doors and single glazed panel leading to:

Porch

Wood effect laminate flooring, skirting, dado rail, picture rail, coved cornice. Wooden door with single glazed obscure panel leading into:

Entrance Hallway

Wood effect laminate flooring, skirting, dado rail, picture rail, coved cornice, ceiling rose with light, carpeted stairs leading to the first floor with understairs storage cupboard, radiator. Doors to:

Lounge 17'1 X 12'2

Carpeted, single glazed bay window to front aspect with stained glass fan light windows, skirting, picture rail, coved cornice, decorative ceiling, ceiling rose with light, wall panelling, feature fireplace, five radiators.

Reception Room/Bedroom 15'5 x 12'1

Carpeted, single glazed bay window to front aspect with stained glass fan light windows, skirting, picture rail, wall panelling, coved cornice, ceiling rose with light, six radiators.

Sitting Room 12'10 x 11'8

Carpeted, single glazed window to side aspect, skirting, coved cornice, ceiling rose with light, radiator. Access to:

Dining Room/Bedroom 14'0 x 11'8

Wood effect laminate flooring, single glazed windows to rear aspect and single glazed French doors leading to the garden, skirting, picture rail, coved cornice, ceiling rose with light, gas fireplace, two radiators.



Kitchen 9'11 x 7'7

Lino flooring, double glazed window to rear aspect, single glazed window to side aspect plus wooden single glazed patio door to side leading to the garden, skirting, cornice, ceiling light. The kitchen is fitted to include a range of base units with a wood effect rolled edge worksurfaces with matching eye level wall mounted units, tiled splashback, one and a half sink with drainer, integrated four ring electric hob with extractor over and ovens, space for dishwasher and fridge freezer.

Inner Hallway

Carpeted, skirting, dado rail, ceiling light, radiator. Door to:

Downstairs Bathroom/Utility Room 13'11 x 6'9

Tiled effect lino flooring, part wall panelling, spotlighting, double glazed window and further double glazed obscure window both to side aspect, walk-in tiled shower cubicle, panelled bath, WC, wash hand basin with vanity storage beneath, space for washing machine, radiator.



First Floor Landing

Carpeted, skirting, dado rail, picture rail, two ceiling lights, three radiators. Doors to:

Bedroom One 17'1 x 12'2

Wood effect laminate flooring, single glazed Sash bay windows to front aspect, skirting, picture rail, coved cornice, ceiling light, feature fireplace with wood burning stove and slate stone hearth, five radiators.

Bedroom Two 15'5 x 12'1

Wood effect laminate flooring, single glazed bay Sash windows to front aspect, skirting, picture rail, coved cornice, ceiling light, feature fireplace, with tiled surround, six radiators.

Bedroom Three 11'7 x 11'2

Carpeted, single glazed bay sash windows to the rear aspect, skirting, picture rail, ceiling light, radiator.

Bedroom Four/Kitchen 11'10 x 7'3

Carpeted, single glazed sash windows to rear aspect, door leading to balcony, skirting, two ceiling lights, radiator. This room is currently being used as a kitchen with rolled edge worksurfaces, tiled splashbacks, base and wall cabinetry, one and a half sink with drainer, space for washing machine, double oven with four ring gas hob, space for under-counter fridge freezer.

Bedroom Five 9'8 x 5'7

Carpeted, single glazed bay window to side aspect, skirting, picture rail, ceiling light, radiator..

Bathroom 9'8 x 7'0

Tiled flooring, single glazed obscure window to side aspect and single glazed obscure Sash window to side aspect, part tiled walls, spotlighting, panelled corner bath, WC, wash hand basin, radiator.

Second Floor

Loft Room/Bedroom

Wood effect laminate flooring, double glazed Velux windows to rear and side aspect, skirting, ceiling light, storage room with wood effect flooring and ceiling

light, doors to eaves storage space.

Externally

Frontage

Front garden with gate, raised flower beds, garage with parking space.

Garage

Concrete flooring, single glazed windows to rear and side aspect, roller door to front, vaulted ceiling with rafta storage and air raid shelter beneath.

Rear Garden

Rear garden commencing with crazy paved patio area, two storage sheds (to remain). The remainder of the garden is laid to lawn with mature trees and bushes, gated side access to front.

Rear Garden

The vendor has advised that the outside balcony is currently unsafe and should not be used.









Price: £725,000 Freehold

HOME - The Estate Agent of Leigh
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