



Rockleigh Avenue, Leigh-On-Sea
£375,000

home.

35 Rockleigh

Leigh-On-Sea

SS9 1LA



- Exquisite Ground Floor Flat with Private Rear Garden
- Finished to the Highest Standard with Excellent Attention to Detail Throughout
- Fitted with a Range of Premium Fixtures and Fittings - Included in the Price
- Spacious Lounge / Diner with Feature Fireplace and Freestanding Display Cabinets
- Bright Bedroom with French Doors to Garden
- Stunning Kitchen / Breakfast Room with Smeg Range Cooker
- Contemporary Bathroom with Freestanding Bath and Natural Stone Vanity Unit
- Utility Room / Boot Room with Door into Garden
- Private West Facing Rear Garden with Mature Trees and Plants
- Excellent Location in Leigh, Close to Leigh Broadway, Chalkwell Park and Chalkwell Train Station

Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033





Property Overview

Home Estate Agents are delighted to present this prestigious ground floor flat located on the desirable Rockleigh Avenue in Leigh-On-Sea. This property boasts a bespoke lounge / dining room, a spacious bedroom, and a beautifully appointed bathroom, making it an ideal choice for individuals or couples seeking a stylish and comfortable living space.

Finished to the highest standard, the flat features elegant oak hardwood flooring that adds warmth and sophistication throughout. The kitchen is a true highlight, showcasing handmade Moroccan tiles, a large Smeg range cooker, a

charming butler sink, and a bespoke display cabinet that combines functionality with aesthetic appeal. Adjacent to the kitchen, you will find a utility room / boot room, providing additional storage and convenience.

The bespoke bathroom is a sanctuary of relaxation, adorned with Honnister slate herringbone tiles, a luxurious freestanding stone composite bath, and a solid oak and natural stone vanity that exudes quality and style.

Step outside to discover a private rear garden, expertly landscaped for low maintenance, featuring mature 100-year-old olive trees imported from Greece, creating a serene

outdoor retreat perfect for unwinding or entertaining guests.

Situated in an excellent location, this flat is just a short stroll from Leigh Broadway, where you can enjoy a variety of shops, cafes, and restaurants. Additionally, Chalkwell Park and Chalkwell Train Station are conveniently close, providing easy access to the surrounding areas and beyond.

This remarkable property offers a unique blend of modern luxury and classic charm, making it a must-see for anyone looking to embrace the vibrant lifestyle of Leigh-On-Sea.



Accommodation comprises of...

Accommodation Comprises

The property is approached via porcelain cobbled pathway leading to a storm porch with external wall lighting and private wooden entrance door into:

Entrance Hall

Bespoke oak and stained glass door and window above, oak hardwood flooring, skirting, dado rail, picture rail, coved cornice, two ceiling lights, radiator, understairs storage cupboard. Bespoke oak and glass doors into:

Lounge/Dining Room

16'10 x 14'0

Oak hardwood flooring, skirting, dado rail, picture rail, coved cornice, ceiling rose with light, double glazed bay window to front aspect with custom made roman blinds, feature fireplace with two Dutch freestanding display cabinets either side in alcove spaces, column radiator.

Kitchen Breakfast Room

10'8 x 9'7

Oak hardwood flooring, skirting, coved cornice, ceiling light, double glazed window to rear aspect custom made roman blinds. The kitchen is fitted to include a range of soft closing base units with marble effect worksurfaces and wall mounted units with Wren custom made display cabinet, tiled splashback and wooden panelled wall with wall lighting, large SMEG range cooker (to remain) and extractor over, Large Butler sink with Lusso Stone tap.

Bedroom

16'6 x 10'5

Oak hardwood flooring, skirting, picture rail, coved cornice, ceiling rose with light, radiator, double glazed

French doors leading to the rear garden with surrounding double glazed windows custom made roman blinds, His and Hers Neptune freestanding wardrobes (to remain).

Utility Room /Boot Room

6'6 x 4'6

Hannister slate tiled Herringbone flooring, part wall panelling, coved cornice, ceiling light, double glazed patio door leading out onto the garden with custom made Roman blind. The utility space has a marble effect worksurface, integrated fridge and washing machine, combi boiler. Bespoke oak and glass door into:

Bathroom

8'5 x 6'6

Hannister slate tiled Herringbone flooring, skirting, ceiling light, double glazed obscure window to side aspect, column radiator, freestanding stone composite bath with Burlington hardware, natural stone wash hand basin with solid oak vanity beneath, Burlington Arcade WC.

Externally

Rear Garden

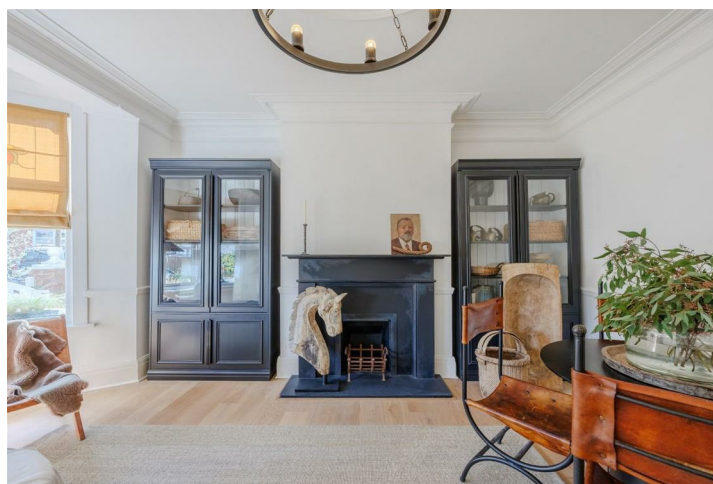
Fully landscaped rear garden with gravel and raised gravel patio area to the rear, shed (to remain), two 100 year old olive trees imported from Greece, side access.

Lease Information

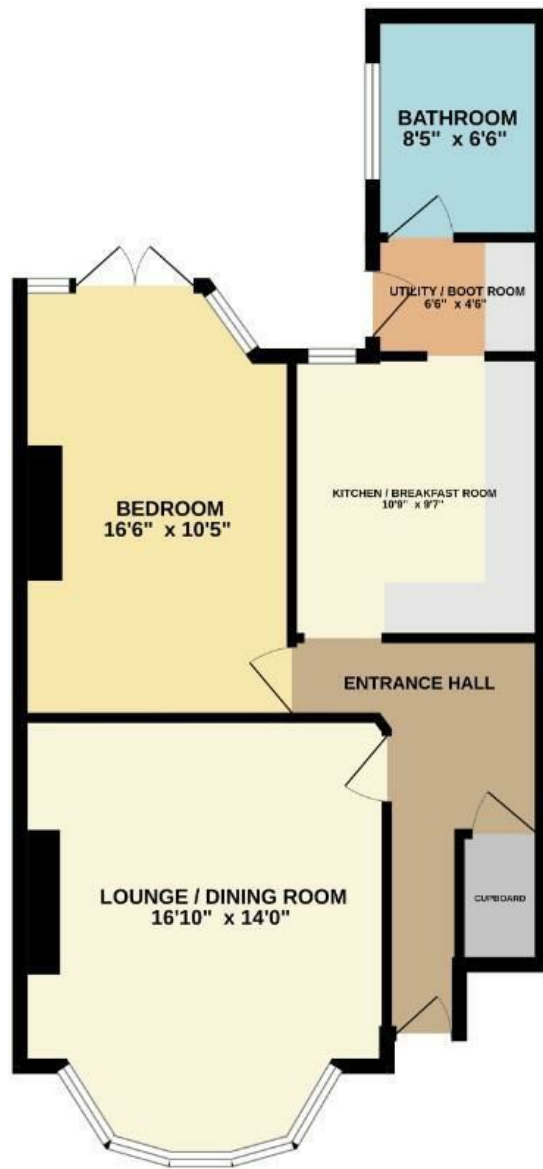


Lease: 125 years remaining
Ground Rent: Peppercorn
Service Charge: £275 Per Annum

Please note this lease information has been provided by
the vendor and we have not substantiated it with solicitors.



GROUND FLOOR
646 sq.ft. approx.



TOTAL FLOOR AREA : 646 sq.ft. approx.
Made with Metropix 6/2025



Property Details

1 Bedrooms
1 Bathrooms
1 Reception Rooms
Flat - Ground Floor

Approx. sq ft
EPC band: D
Tenure: Leasehold
Council Tax Band: B

£375,000

Interested?

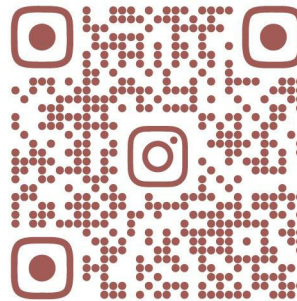
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