



29 Leighton Avenue

29 Leighton Avenue Leigh-on-Sea Essex SS9 1QB

Home Of Leigh are super delighted to offer for sale this stylish three bedroom terraced home, situated just off Leigh Broadway with a vibrant array of bistros, boutiques and baristas.

The accommodation comprises; spacious entrance hall, lounge, an extended family room and contemporary kitchen overlooking the rear garden, whilst to the first floor there are three well appointed bedrooms and a luxury fitted bathroom suite.

Externally there is a great size west backing rear garden.

Located on Leighton Avenue in the heart of Leigh On Sea, this characterful family home is perfectly positioned to take advantage of all the local amenities, as well as being just a short stroll of the historic old town and mainline railway station giving direct access into London Fenchurch Street.



Accommodation Comprises

The property is approached via stained glass entrance door with matching side panels giving access to:

Entrance Hall 14'10 x 6'0

A welcoming entrance hall with exposed and varnished floorboards, stairs leading to the first floor landing with a bespoke range of fitted under stairs storage cupboards and shelving, coved cornice to ceiling with ceiling rose, picture rail, radiator. Original panelled doors to accommodation off.

Lounge 14'11 into bay x 14'5

Bay sash window to front aspect with fitted plantation shutters, exposed and varnished floorboards, picture rail, feature fireplace with space for log burner, wooden mantel and tiled hearth, coved cornice to ceiling with ceiling rose, radiator.

Family Room 18'10 x 14'5

A fabulous west facing reception room with double glazed bi-folding doors opening to the rear garden, exposed and varnished floorboards, coved ceiling with ceiling rose, picture rail, attractive display of fitted shelving and storage with space for TV, radiator.



First Floor Landing 8'1 x 7'10

Carpeted, access to loft space. Doors to accommodation off.

Bedroom One 14'10 into bay x 11'4 plus depth of wardrobe

Bay sash window to front aspect, wooden flooring, power points, extensive range of fitted floor to ceiling wardrobes which extend the width of one wall, ceiling light, coved ceiling, radiator.

Bedroom Two 12'7 x 12'7 max

Double glazed window to rear aspect, wooden flooring, power points, smooth plastered ceiling, ceiling light, picture rail, radiator.

Bedroom Three 8'10 x 7'11

Double glazed door to front aspect giving access to the balcony, wooden flooring, power points, picture rail, radiator.

Bathroom 10'10 x 8'7

A spacious bathroom with two double glazed obscure windows to rear aspect, luxury fitted four piece white suite comprising of; claw footed bath with mixer tap, fully tiled walk in shower, low level WC, twin wash hand basins with mixer taps with storage beneath, tiled flooring, fully tiled to surrounding walls, smooth plastered ceiling with inset spotlighting, heated towel rail.



Kitchen 15'2 x 9'0

Double glazed window and adjacent door to rear giving access to the garden, feature roof window. The kitchen is fitted to include a one and a quarter bowl sink unit with mixer tap inset into a range of square edge work surfaces which continue to the expanse of two walls with an abundance of cupboards and drawers beneath, matching eye level wall mounted units, integrated oven and grill, integrated four ring hob and extractor hood above, appliance space and plumbing for washing machine and dishwasher, further recess for fridge/freezer, tiled splash backs.

Externally

Rear Garden

The property benefits from a fabulous west facing rear garden which commences with an attractive porcelain tiled patio area to the immediate rear, a great space for the evening sun with plenty of space for tables and chairs etc, the remainder of the garden is laid to lawn and enclosed with screen panelled fencing, outside lighting, garden shed to remain.

Front Garden

The front garden is paved with brick retaining wall and wrought iron gate.

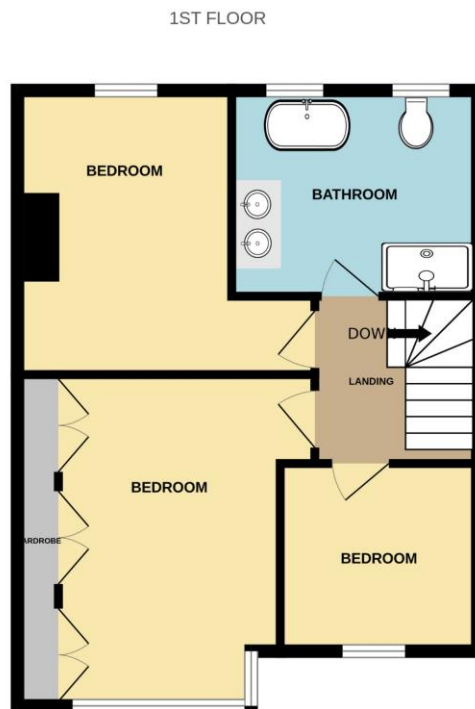












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Guide Price: £600,000 Freehold

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		
69-80	C	70 C	84 B
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.

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