



FOR SALE
home.
01702 480000

20 Rockleigh Avenue

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

Home Of Leigh are super excited to offer for sale this beautifully appointed three bedroom family home which has been thoughtfully designed by the current owners and boasts an impressive open plan kitchen & family room overlooking and leading out onto a large rear garden.

The accommodation comprises; entrance hall, ground floor cloakroom, a west facing lounge with feature fireplace plus a gorgeous open plan kitchen & family room to the rear with bi folding doors leading out onto a fabulous rear garden.

To the first floor there are three bedrooms and a modern three piece bathroom suite, whilst externally there is a large east backing rear garden.

Located on Rockleigh Avenue in Leigh on Sea, this stunning property is perfectly positioned to take full advantage of Leigh Road and its extensive range of shops, bars, restaurants and boutiques as well as being within a short stroll of Chalkwell Beach and station, giving direct access into London Fenchurch Street.





Lounge 14'5 x 10'1

Double glazed bay window to front aspect with bespoke fitted Plantation shutters, carpeted, tiled hearth with wooden mantle piece over, range of bespoke fitted twin alcove storage cupboards with shelving above, coved cornice to smooth plastered ceiling with central ceiling rose, picture rail, radiator. Sliding door to:

Open Plan Kitchen & Family Room 23'6 x 16'6

A fabulous open plan living space with Skylight and double glazed bi-folding doors to rear with electric blinds. The kitchen area is fitted to include a stainless steel sink unit with mixer tap inset into a range of worksurfaces with cupboards and drawers beneath, integrated Bosch double oven, integrated fridge and separate freezer, integrated dishwasher, space for washer/dryer, central island with matching worksurfaces and cupboards beneath and integrated electric hob incorporating an extractor hood, smooth plastered ceiling with inset spotlighting and feature roof lantern, bespoke fitted floor to ceiling storage cupboard, feature dining area with Banquette seating with storage beneath, exposed feature brickwork to one wall, exposed and varnished floorboards to snug area with feature cast iron fireplace with tiled hearth, further tiling to the kitchen area with underfloor heating.

First Floor Landing 7'1 x 6'9

Exposed and varnished floorboards, dado rail, smooth plastered ceiling with inset spotlighting and access to loft space. Doors to:

Bedroom One 14'1 x 10'1

Double glazed bay window to front aspect with bespoke fitted Plantation shutters, additional double glazed window to side,



Accommodation Comprises

The property is approached via part double glazed entrance door leading to:

Entrance Hall 13'9 x 5'7

Stairs leading to first floor accommodation with carpet runner and understairs storage cupboards, coved cornice to ceiling, ceiling light, exposed and varnished floorboards, dado rail, cast iron effect radiator. Doors to:

Ground Floor Cloakroom 3'5 x 2'6

Modern two piece white suite comprising; low level WC, wash hand basin with mixer tap, bespoke fitted shelving, exposed and varnished floorboards, smooth plastered ceiling with inset spotlighting.

exposed and varnished floorboards, coved cornice to ceiling, picture rail, bespoke range of fitted floor to ceiling wardrobes, feature cast iron effect fireplace with tiled hearth, two cast iron effect radiators.

Bedroom Two 11'2 x 9'6

Double glazed window to rear aspect, exposed and varnished floorboards, coved cornice to ceiling, picture rail, original lead light display storage cupboard, additional built in alcove storage housing boiler (n/t), cast iron effect radiator.

Bedroom Three 7'1 x 5'4

Double glazed bay window to front aspect, exposed and varnished floorboards, smooth plastered ceiling, radiator.

Bathroom 8'1 x 7'2

Double glazed obscure window to rear aspect, modern three piece suite comprising; bath with mixer tap and shower unit over, wash hand basin with mixer tap and vanity cupboard beneath, low level WC, tiled flooring, smooth plastered ceiling with inset spotlighting, heated towel rail.

Externally

Rear Garden

The property benefits from a great size rear garden which commences with a decked patio area (with covered sandpit beneath) to the immediate rear with side gate leading to the front of the property. The remainder of the garden is laid to lawn and enclosed by screen panelled fencing with raised flower and shrub borders. There is also an additional decking area to the extreme rear, creating a wonderful space for the evening sun where there is also a shed (to remain).



















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Guide Price: £550,000 - £575,000 Freehold

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