



Beach Avenue, Leigh-On-Sea

Guide Price £425,000

home.

102 Beach Avenue

Leigh-On-Sea

SS9 1HB



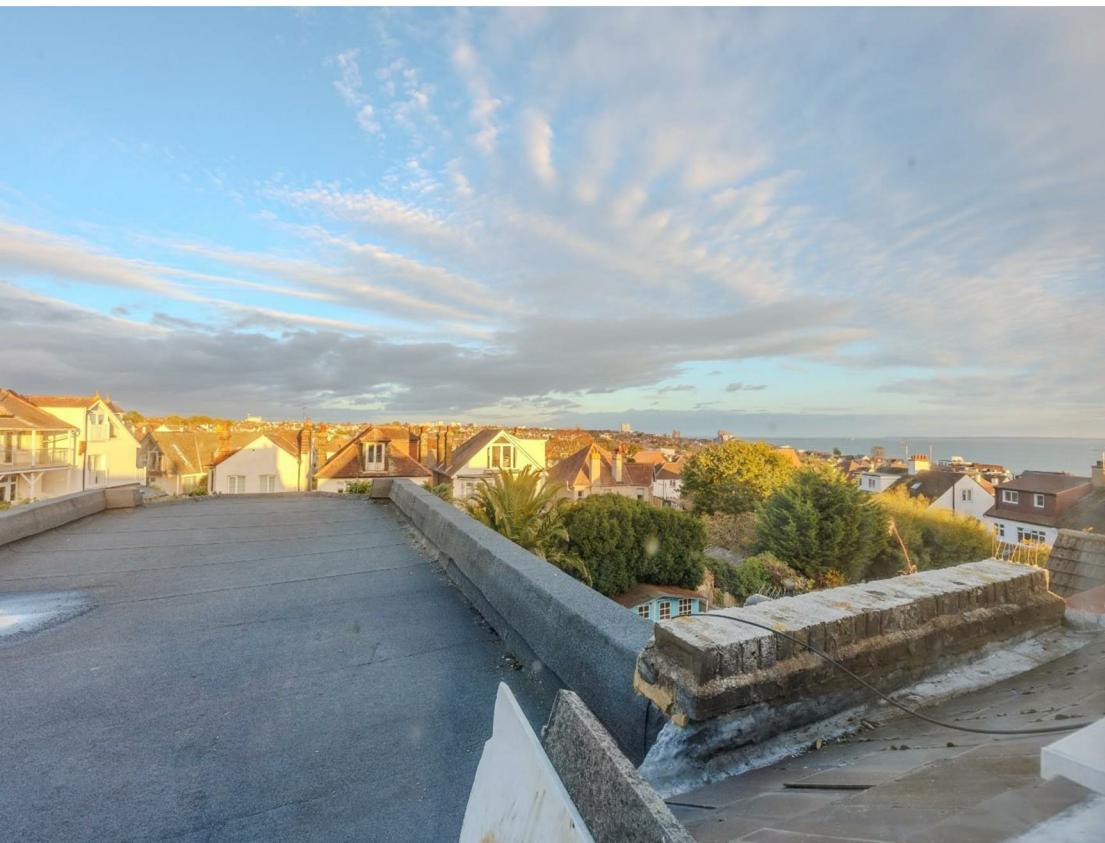
- Large First Floor Flat with Sea Views
- Three Great Size Bedrooms
- Large Lounge with Bay Window
- Excellent Potential to Convert Loft Room into Primary Bedroom
- Large Open Plan Kitchen Diner
- Modern Four Piece Bathroom Suite
- Private Rear Garden
- Superb Location Close to Leigh Broadway and Chalkwell Train Station

Interested?

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

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**** Guide Price £425,000 - £450,000 ****

Home Estate Agents are delighted to present this spacious three-bedroom first-floor flat located on the desirable Beach Avenue in Leigh-On-Sea. This property boasts a private entrance that leads to a welcoming first-floor landing. The large lounge features a delightful bay window, offering stunning sea views that create a serene atmosphere.

The flat comprises three well-proportioned bedrooms, including two generous doubles and a comfortable single, making it ideal for families or those seeking extra space. The modern four-piece bathroom suite has been thoughtfully

designed to provide both style and functionality. The open-plan kitchen, recently fitted by the current owner, is a highlight of the home, complete with another lovely bay window that frames the picturesque sea views.

Externally, the property benefits from a private rear garden, perfect for enjoying the outdoors. Additionally, there is a large roof area that presents an exciting opportunity to create a magnificent roof terrace, ideal for entertaining or simply soaking up the sun while enjoying the coastal scenery. The spacious loft room offers further potential, with the possibility of converting it into a substantial primary bedroom, providing direct access to the potential roof terrace.

Currently undergoing renovation, this flat features a brand-new kitchen and will be freshly decorated prior to completion, ensuring a modern and inviting living space. The location is superb, with easy access to Leigh Broadway, Chalkwell train station, and the beautiful Chalkwell beach, making it a perfect choice for those who appreciate both convenience and coastal living. This property is a must-see for anyone looking to embrace the charm of Leigh-On-Sea.



Accommodation Comprises

The property is approached via communal pathway leading to storm porch. Private entrance wooden entrance door with stained glass window into:

Hall

Wooden flooring, skirting, dado rail, ceiling light, stairs leading to first floor landing.

First Floor Landing

Solid oak wood flooring, skirting, dado rail, picture rail, two ceiling lights, single glazed stained glass obscure window to side aspect and additional double glazed window to side aspect with sea views, storage cupboard, radiator. Doors to:

Lounge

Solid oak wood flooring, skirting, picture rail, coved cornice, ceiling rose with light, double glazed bay window to front aspect offering sea views, gas fireplace with tiled surround, two radiators.

Bedroom One

Solid oak wood flooring, skirting, picture rail, ceiling light, under stairs storage cupboard, double glazed windows to the side and rear aspect, radiator.

Bedroom Two

Solid oak wood flooring, skirting, picture rail, ceiling light, double glazed window to side aspect, radiator.

Bedroom Three

Solid oak wood flooring, skirting, picture rail, ceiling light, double glazed Oriel bay window to front aspect, radiator.

Bathroom

Marble effect tiled flooring, part tiled walls, ceiling light, double glazed obscure window to side aspect, four piece bathroom suite comprising; panelled bath with shower attachment and mixer tap, WC, wash hand basin with vanity storage beneath, walk-in corner shower cubicle with Rainfall shower head.

Kitchen

Marble effect tiled flooring, three radiators, ceiling light, double glazed bay window to rear aspect offering sea views, single glazed obscure window to side and wooden

door with single glazed panel providing access to stairs leading down to the private rear garden. The kitchen is fitted to include a range of base units with marble effect worksurfaces, matching splashback and matching eye level wall mounted units, inset larder cupboard, space for washing machine and Range cooker, inset Butler sink with stainless steel mixer tap, extractor fan.

Loft Room

Accessed via wooden stairs with wooden flooring, skirting, double glazed door leading to a roof, two double glazed windows offering excellent sea views, radiator.

Externally

Rear Garden

Private rear garden accessed via steps leading down from the kitchen and commences with stone patio area and the remainder being laid to lawn

Lease Information

Lease: 936 years remaining
Service Charge £600 Per Annum including ground rent and building insurance.

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

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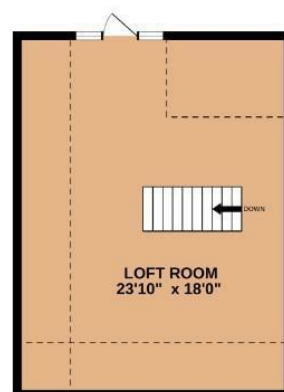
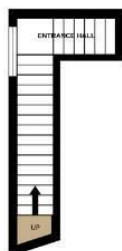




GROUND FLOOR
56 sq.ft. approx.

FIRST FLOOR
832 sq.ft. approx.

LOFT ROOM
429 sq.ft. approx.



TOTAL FLOOR AREA: 1497 sq.ft. approx.
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Property Details

3 Bedrooms
1 Bathrooms
1 Reception Rooms
Flat

Approx. sq ft
EPC band: E
Tenure: Leasehold
Council Tax Band: C

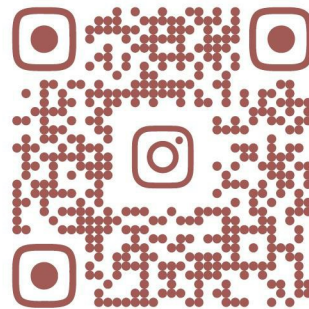
£425,000

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