



Uttons Avenue, Leigh-On-Sea
£425,000

home.

18 Uttons Avenue

Leigh-On-Sea

SS9 2EL



- Charming Two Bedroom Fisherman's Style Cottage
- Fantastic Renovation Opportunity
- Wonderful Estuary Views from the Rear Garden
- Superb Location Close to Old Leigh and the Seafront
- Spacious Bay Fronted Lounge with Feature Fireplace
- Open Plan Kitchen and Dining Room
- Two Generous Bedrooms with Storage
- Rear Garden with Brick Built Storage
- Moments from Leigh Broadway's Shops, Restaurants and Cafés
- Close to Leigh Station with Direct Services into London

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 present a rare opportunity to purchase this charming two bedroom fisherman's-cottage on Uttons Avenue, occupying an enviable position in the heart of Leigh-on-Sea, close to historic Old Leigh, the seafront and Leigh Broadway.

Requiring renovation and modernisation throughout, the property represents a rare opportunity to create a truly special home in one of Leigh's most desirable locations. Full of potential and retaining a number of original character features, the house also enjoys lovely estuary views from the

rear garden.

The ground floor begins with a traditional entrance hall leading to a spacious bay-fronted lounge, complete with ceiling rose, picture rail and feature fireplace. To the rear is an open plan kitchen and dining room, providing excellent potential to redesign into a stylish and sociable living space. Beyond is a useful utility/lean-to with direct access to the garden.

Upstairs are two generous bedrooms, both offering fitted storage, together with the family bathroom.

Outside, the rear garden enjoys a paved seating area, brick-built storage and wonderful views towards the Thames Estuary, providing an exciting opportunity to create a beautiful coastal garden.

Uttons Avenue is superbly positioned for the very best of Leigh living. The cobbled streets, pubs, restaurants and waterfront of Old Leigh are close by, while Leigh Broadway offers an outstanding selection of independent cafés, restaurants, bars and boutiques. Leigh Station is also within easy reach for direct services into London Fenchurch Street.

For buyers looking for a renovation project where location and potential are paramount, this characterful cottage offers the chance to create something genuinely special.



Accommodation comprises of...

Entrance

The property commences with a covered entrance with a wooden door with a single glazed stained glass obscure panel to the front door leading to the entrance hall way.

Entrance Hallway

Carpet flooring, skirting, radiator, endant ceiling light, understairs storage cupboards, carpet stairs leading to the first floor. Doors to: Lounge & kitchen/diner.

Lounge

14'5 x 11'7

Carpet flooring, skirting, picture rail, cornicing, pendant ceiling light with ceiling rose, radiator, double glazed bay window to the front aspect, feature fireplace with a tiled hearth & wooden surround & mantle.

Open Plan Kitchen/Dining Room

Dining Area

10'3 x 10'2

Carpet flooring, skirting, coving, pendant ceiling light with ceiling rose, radiator, double glazed window to the rear aspect looking into the utility/lean-to. Open plan to:

Kitchen

10'3 x 7'1

Tile effect lino flooring, skirting, ceiling light, double glazed window to the rear aspect, rear door that leads to the utility/lean-to. The kitchen has a roll edge work surface with a tiled back splash, base & wall cabinets, space for undercounter fridge/freezer, oven & gas hob combi (not working) with four ring gas hob over & extractor fan over, inset stainless steel sink with drainer & mixer tap over.

Utility/Lean-to

17'3 x 5'2

Tile floor, ceiling light, single glazed windows to the rear aspect, door with single glazed window leading to the

garden, space & plumbing for washing machine & space for tumble dryer. Door leading to the garden.

First Floor Landing

Carpet stairs with a wooden hand rail leading to a carpeted landing, skirting, pendant ceiling light & access to the loft space. Doors to bathroom, bedroom one & bedroom two.

Bedroom One

14'8 x 11'10

Carpet flooring, skirting, pendant ceiling light, radiator, two double glazed windows to the front aspect, storage cupboard fitted over the stairs.

Bedroom Two

10'5 x 9'11

Carpet flooring, skirting, radiator, pendant ceiling light, double glazed window to the rear aspect, fitted storage.

Bathroom

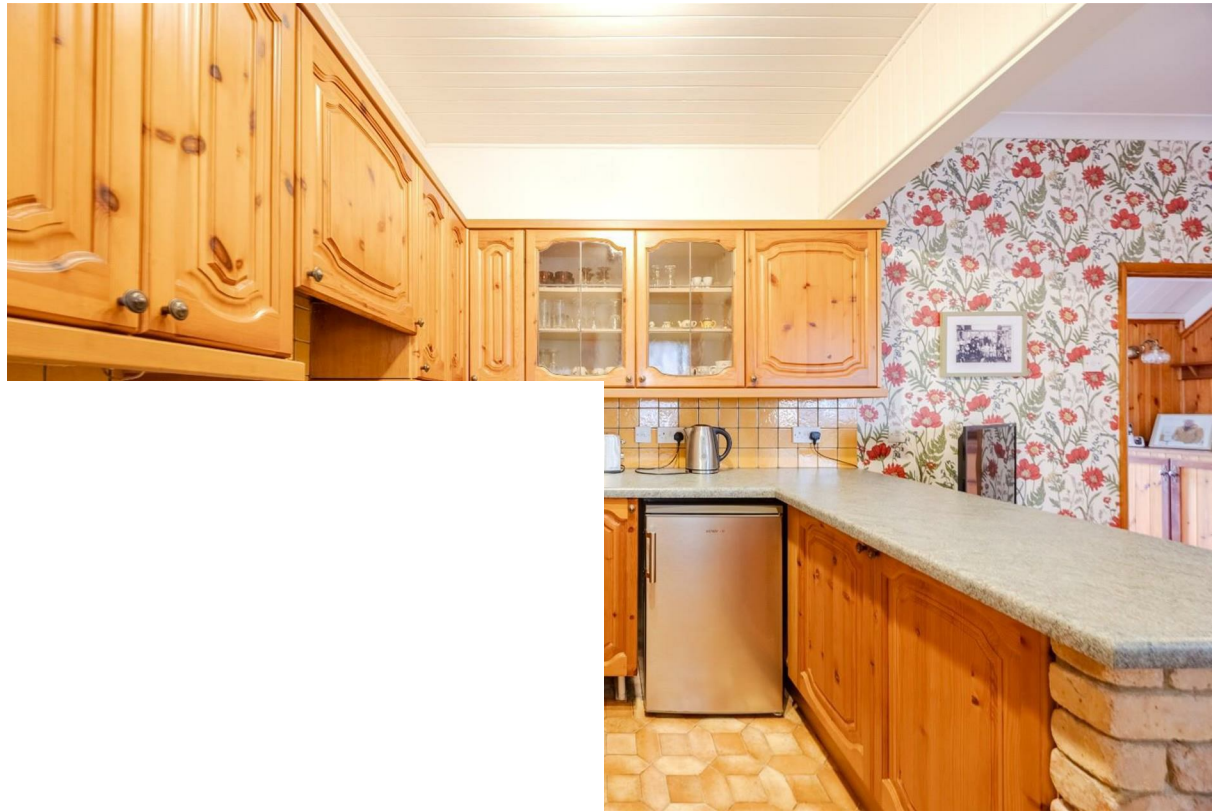
7'9 x 7'9

Lino flooring, part panelled walls, pendant ceiling light, skirting, radiator, double glazed obscure window to the rear aspect, Ideal combi boiler, panelled bath with a shower attachment, w.c, sink.

Rear Garden

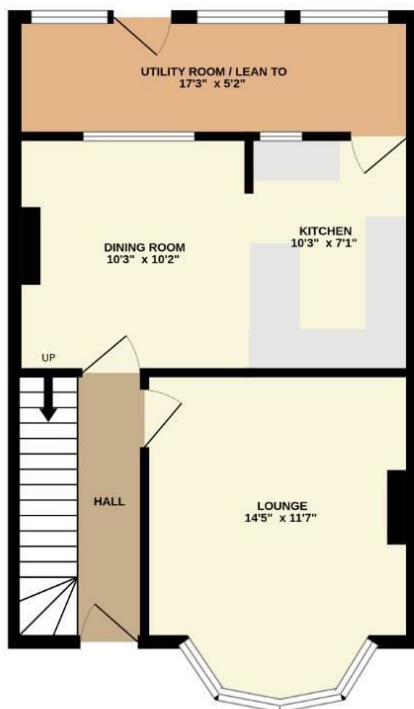
Crazy paved patio, external wall lighting, external water tap, excellent sea views, brick built shed to remain.



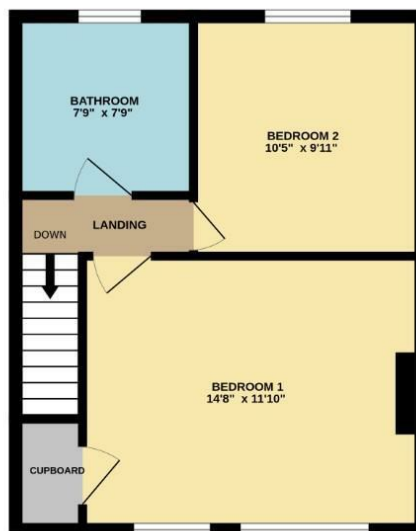




GROUND FLOOR
478 sq.ft. approx.



1ST FLOOR
388 sq.ft. approx.



TOTAL FLOOR AREA : 866 sq.ft. approx.
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Property Details

2 Bedrooms
1 Bathrooms
2 Reception Rooms
House - Semi-Detached

Approx. 866.00 sq ft
EPC band: D
Tenure: Freehold
Council Tax Band: C

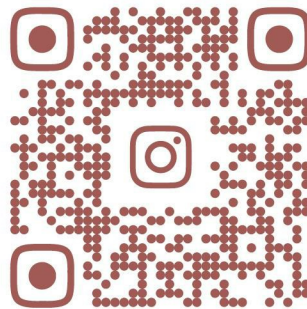
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