FOR SALE

Adalia Crescent,
Leigh-On-Sea, SS9 3ST

Offers In Excess Of £425,000 Freehold Council Tax Band - C

2 1 2 688.89 sq ft

- Two Bedroom Bungalow
- Prestigious Sought-After Quiet Leigh-On-Sea Location
- Approximately 65ft Rear Garden
- Kitchen/Diner With Integrated Oven And Hob
- Characterful Lounge Enhanced By An Attractive Bay Window
- Generous Summer House Offering Excellent Additional Versatile Space
- Two-Car Block-Paved Driveway Providing Valuable Off-Street Parking
- Three Piece Suite Shower Room
- Close To Belfairs Park, Belfairs Woods And Beautiful Green Open Spaces
- Short Drives To The Old Leigh, Seafront & Train Station

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

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Description

Two Bedroom Bungalow in the Highlands Estate Area being sold with no onward chain. The bay-fronted lounge creates a bright, characterful retreat, while the kitchen/diner forms a natural social hub with integrated cooking appliances and direct garden access. Carpeted bedrooms provide welcoming private spaces with room for wardrobes, completed by a neatly arranged shower room.

Outside, the property reveals one of its most memorable features: an approximately 65ft rear garden that feels wonderfully established and usable. Large lawn, mature planting and trees create an attractive green backdrop, while the paved terrace invites outdoor dining. A generous summer house adds versatility, complemented by gated side access and driveway parking for two vehicles.

A desirable and quiet residential setting with the lifestyle for which Leigh-on-Sea is renowned. Belfairs Park and Woods, respected local schools and everyday amenities are nearby, while Leigh-on-Sea station provides London connections. Leigh Broadway, Old Leigh and the seafront place independent dining, shopping and coastal walks within easy reach.

Measurements

Lounge
4.14m x 3.86m (13'6" x 12'7")
Kitchen/Diner
5.85m x 3.16m > 2.21m (19'2" x 10'4" > 7'3")
Hallway
4.81m x 1.17m (15'9" x 3'10")
Bedroom 1
3.89m 3.07m (12'9" 10'0")
Bedroom 2
3.00m x 2.81m (9'10" x 9'2")
Shower Room
2.12m x 1.73m (6'11" x 5'8")

Interior

Step inside and the home immediately presents a comfortable, welcoming layout designed around easy everyday living. At its heart, the kitchen/diner brings cooking and conversation together, fitted with a collection of base and wall-mounted units alongside an integrated oven and hob. Direct access into the rear garden creates an effortless connection between indoors and out, particularly appealing during the warmer months when dining can naturally spill onto the adjoining paved terrace. The lounge offers a more relaxing setting, with its attractive bay window drawing natural light into the room and adding a pleasing sense of character. It is an inviting space in which to unwind or entertain. The bedrooms continue the home's comfortable feel, each laid with carpet and offering space for wardrobes, allowing buyers to create calm and practical retreats. Completing the accommodation is the shower room, neatly arranged with a shower cubicle, hand basin and W/C.

Exterior

Extending to approximately 65ft, the rear garden offers a generous sense of depth, creating somewhere to entertain, relax, garden and enjoy the seasons. Predominantly laid to lawn, it is softened beautifully by established shrubbery and mature trees, producing an appealing green backdrop. Immediately outside the kitchen is a paved section, perfectly positioned for a table and chairs, summer dining or a morning coffee. Further enhancing the garden is a summer house, which was only installed last summer, offering excellent versatility as a hobby room, entertaining space, garden retreat or potential home-working environment, subject to individual requirements. Gated side access leads between the front and rear of the property, while the frontage is finished with block paving and provides off-street parking for two vehicles—a particularly valuable convenience.

Location

Occupying a prestigious position on Adalia Crescent, the property enjoys the lifestyle advantages of Leigh-on-Sea while retaining the more peaceful, established character associated with the sought-after Highlands Estate area. Green open space is one of the area's great attractions. Belfairs Park, Belfairs Woods and the Belfairs Nature Reserve are close by, offering woodland walks, recreation and access to the Belfairs Nature Discovery Centre. Belfairs itself also offers leisure opportunities including golf, horse riding and bowls. Everyday amenities are comfortably accessible, with the London Road/A13 corridor providing shops, services and regular bus connections, while Leigh Broadway brings together the independent cafés, restaurants, boutiques and businesses for which Leigh-on-Sea is so well known. For commuters, Leigh-on-Sea railway station provides c2c services towards London. The delights of Old Leigh, the Thames Estuary and Leigh's seafront are also within easy reach, providing waterfront walks, beaches, cafés, galleries and the distinctive fishing-village atmosphere that makes this corner of Essex such an enduringly desirable place to live.

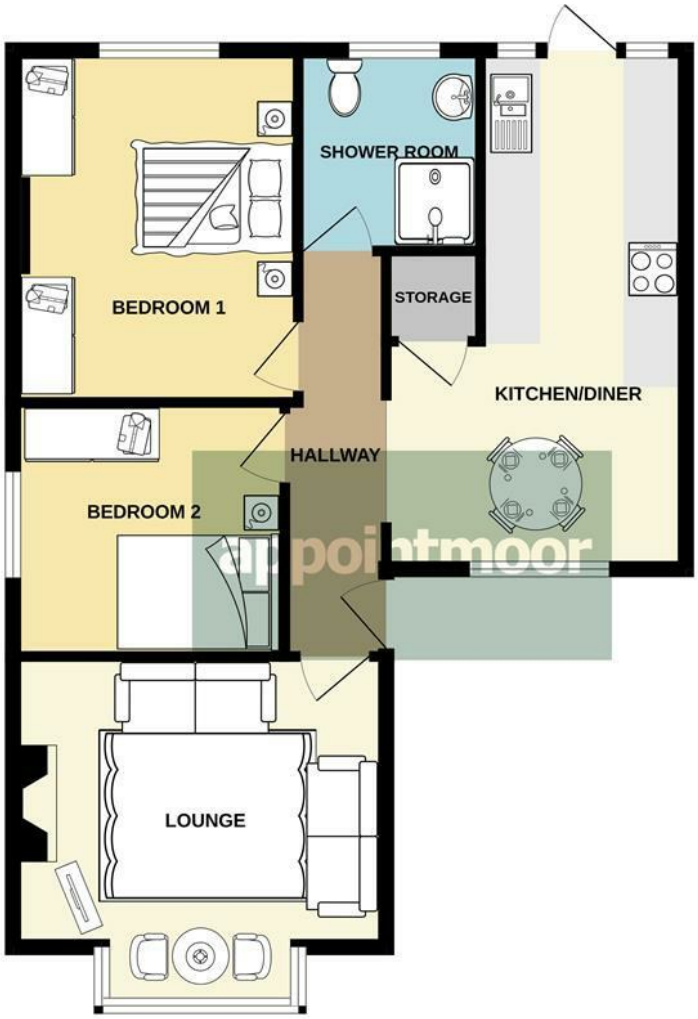
School Catchments

West Leigh Infant School and West Leigh Junior Schools
Belfairs Academy

Tenure

Freehold

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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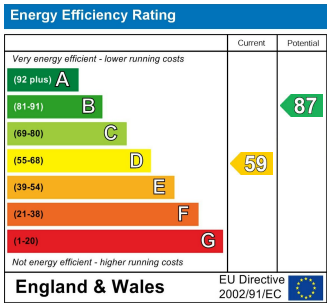

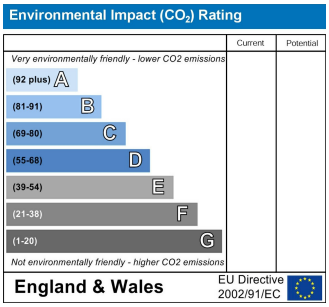

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