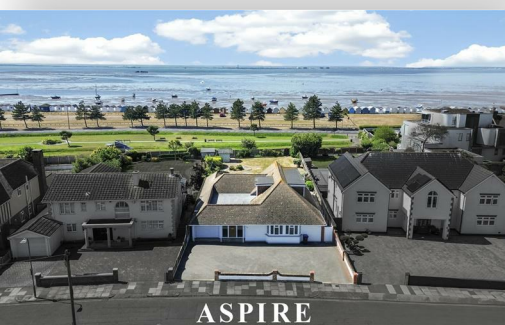


***To arrange a viewing contact us  
today on 01268 777400***



## **Leitrim Avenue, Southend-On-Sea £4,000 Per month**

Aspire are delighted to offer this exceptional four-bedroom detached chalet bungalow to the rental market, occupying a truly enviable position on the borders of Thorpe Bay and Shoeburyness.

Backing directly onto Thorpe Bay Seafront, this impressive home enjoys stunning coastal surroundings with sea views to the rear and private gated access straight onto the promenade, offering a unique lifestyle in one of the area's most sought-after locations.

The spacious and versatile accommodation begins with a welcoming entrance hallway, leading to a comfortable sitting room which flows seamlessly into a bright rear living room, creating the perfect space for both everyday family living and entertaining.

At the heart of the home is a superb open-plan kitchen/dining room, beautifully fitted with a range of contemporary units, granite worktops, a breakfast bar and ample space for dining. A separate utility room provides additional practicality and storage.

The ground floor also offers three well-proportioned bedrooms and a modern family bathroom. Occupying the first floor is the impressive principal bedroom, benefitting from beautiful estuary views, a dressing room, an additional bathroom and access to a private roof terrace.

Externally, the south-facing rear garden is a standout feature, offering a generous lawn, patio seating area and direct access onto Thorpe Bay's picturesque seafront promenade. To the front, an in-and-out driveway provides off-street parking for multiple vehicles, while the long garage offers excellent storage, workshop space or further parking.

### **Entracne / Driveway**

The property is approached via a spacious in and out driveway, providing ample off street parking for multiple vehicles and access to the garage.

### **Entrance Hallway**

25'8" x 25'5" (7.84 x 7.76)

A spacious and welcoming entrance hallway giving access to the main ground floor accommodation, with stairs rising to the first floor.

### **Sitting Room**

19'5" x 12'8" (5.94 x 3.87)

A comfortable reception room positioned off the hallway, offering a warm and inviting space which flows through to the rear living room.

### **Living Room**

19'9" x 12'10" (6.03 x 3.92)

A bright rear reception room with a sky lantern and doors opening onto the garden, creating a lovely connection between the home and the outside space.

### **Kitchen / Diner**

11'5" x 9'6" (3.50 x 2.90)

A spacious open plan kitchen/diner fitted with a range of wall and base units, granite worktops, breakfast bar and integrated appliances. The room provides ample space for family dining and entertaining, with doors leading out to the rear garden.

### **Utility Room**

13'0" x 8'4" (3.98 x 2.56)

A practical utility room with fitted storage, worktop space and room for appliances, helping to keep the main kitchen area clear and organised.

### **Bathroom**

A well-appointed ground floor bathroom comprising bath, walk in shower, WC and vanity wash basin.

### **Bedroom Two**

15'8" x 12'4" (4.79 x 3.77)

A generous double bedroom positioned to the front of the property with a bright bay window.

### **Bedroom Three**

12'3" x 8'9" (3.74 x 2.69)

A further double bedroom with windows to the front and side, allowing plenty of natural light.

### **Bedroom Four**

8'11" x 8'9" (2.72 x 2.67)

A well-proportioned bedroom, ideal as a guest room, child's bedroom or home office.

### **Landing**

12'0" x 11'10" (3.68 x 3.63 )

A spacious first floor landing with access to the roof terrace, creating an additional feature space.

### **Bedroom One**

18'6" x 14'3" (5.64 x 4.36)

A generous principal bedroom enjoying natural light and views towards the estuary.

### **Dressing Room**

11'8" x 7'4" (3.58 x 2.24)

Useful dressing room/storage space with fitted hanging rails.

### **Upstairs Bathroom**

A modern bathroom fitted with WC, vanity wash basin and walk in shower.

### **Rooftop Terrace**

8'6" x 7'8" (2.61 x 2.34 )

A fantastic rooftop terrace accessed from the first floor landing, offering an elevated outdoor space to relax and enjoy the coastal setting. With views towards the estuary, this area provides a peaceful spot for morning coffee, evening drinks or simply taking in the surrounding outlook.

### **Rear Garden**

A south facing rear garden backing directly onto the seafront. The garden offers a patio area, generous lawn and direct gated access onto the promenade.

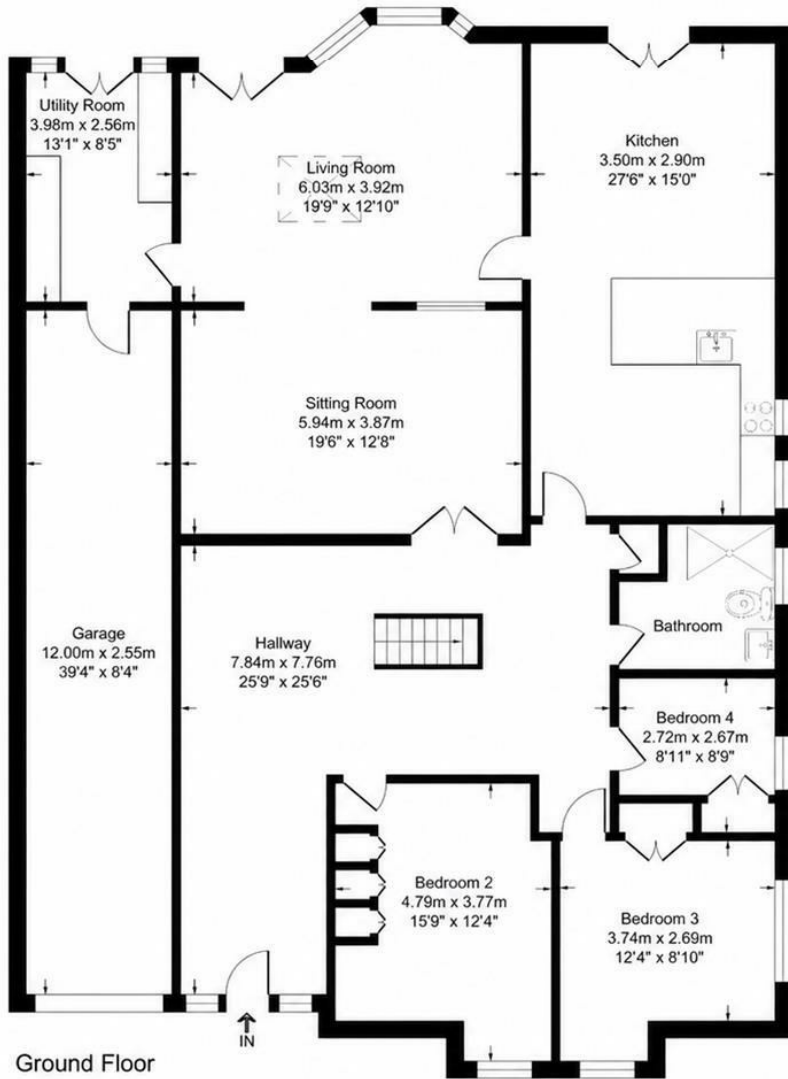
### **Garage**

39'4" x 8'4" (12 x 2.55)

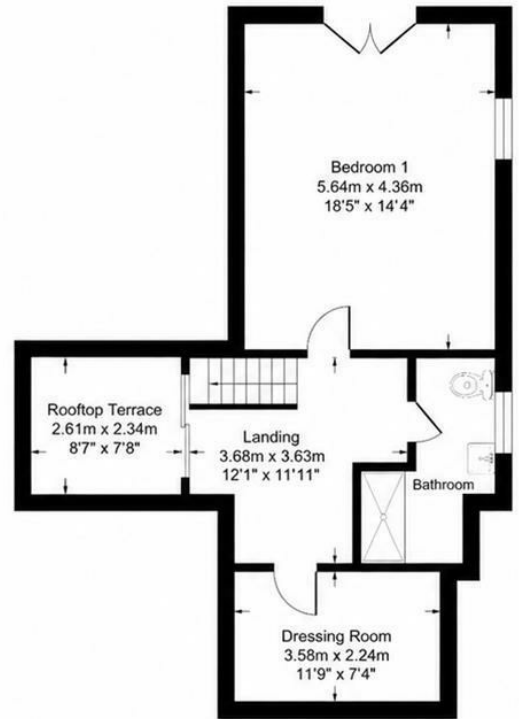
A long garage offering excellent storage, parking or workshop potential, ideal for those needing additional space.

# Leitrim Avenue

Approximate Gross Internal Floor Area = 276.1 sq m / 2973 sq ft

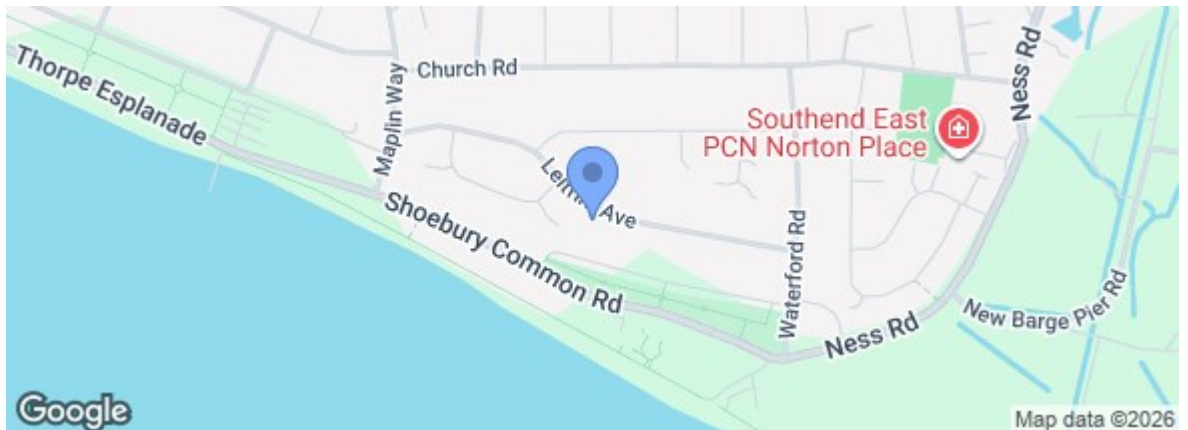


Ground Floor



First Floor

| Energy Efficiency Rating                                        |             | Current | Potential |
|-----------------------------------------------------------------|-------------|---------|-----------|
| Very energy efficient - lower running costs                     | (92 plus) A |         |           |
| (81-91) B                                                       |             |         |           |
| (69-80) C                                                       |             |         |           |
| (55-68) D                                                       |             |         |           |
| (39-54) E                                                       |             |         |           |
| (21-38) F                                                       |             |         |           |
| (1-20) G                                                        |             |         |           |
| Not energy efficient - higher running costs                     |             |         |           |
| England & Wales                                                 |             | 50      | 64        |
| EU Directive 2002/91/EC                                         |             |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |             | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions | (92 plus) A |         |           |
| (81-91) B                                                       |             |         |           |
| (69-80) C                                                       |             |         |           |
| (55-68) D                                                       |             |         |           |
| (39-54) E                                                       |             |         |           |
| (21-38) F                                                       |             |         |           |
| (1-20) G                                                        |             |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |             |         |           |
| England & Wales                                                 |             |         |           |
| EU Directive 2002/91/EC                                         |             |         |           |



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.