



Southsea Avenue, Leigh-On-Sea
Offers Over £500,000

home.

66 Southsea Avenue

Leigh-On-Sea

SS9 2BJ



- Stunning Two Bedroom Semi Detached House
- Creatively Converted from a Warehouse
- A Unique Property with Vaulted Ceilings and an Industrial Style Finish
- Open Plan Kitchen with Underfloor Heating
- Large Lounge with Vaulted Ceiling and Underfloor Heating
- Contemporary Bathroom with His and Hers Sink
- Mezzanine Level with Built in Desk - Perfect for Home Office
- West Facing Garden
- Two Off Street Parking Spaces with Electric Car Charger
- Excellent Location Close to Leigh Broadway and Leigh Train Station

Interested?

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

01702 480 033





Home Estate Agents are delighted to present this exceptional two-bedroom semi-detached house located on Southsea Avenue in the charming area of Leigh-On-Sea. This property, creatively converted from a warehouse, offers a unique blend of industrial charm and modern comforts, making it a truly remarkable home.

As you step inside, you are welcomed by a spacious and bright lounge featuring impressive vaulted ceilings and the luxury of underfloor heating, ensuring a warm and inviting atmosphere. The stunning kitchen is equipped with integrated appliances, perfect for those who enjoy cooking and entertaining. The modern bathroom boasts

underfloor heating, his and hers sinks, and a luxurious rainfall shower, providing a spa-like experience at home.

Both bedrooms are generously sized and benefit from underfloor heating, with one room also featuring air conditioning for added comfort during warmer months. A delightful mezzanine level awaits you upstairs, complete with a built-in desk, making it an ideal space for a home office or study.

Externally, the property offers two off-street parking spaces, complete with an electric car charger, catering to



the needs of modern living. The west-facing garden provides a lovely outdoor space to relax and enjoy the sunshine.

Situated in an excellent location, this home is conveniently close to Leigh Broadway, Leigh Train Station, and falls within the catchment area for Leigh North Street Primary School, making it perfect for families and commuters alike. This stunning property is not to be missed, offering a unique lifestyle in a sought-after area.

Accommodation Comprises

The property is approached via composite entrance door with glazed panel to side into:

Open Plan Living Room/Kitchen

Living Area

19'2 x 7'2

Tiled flooring with underfloor heating, skirting, Velux windows to both front and rear plus double glazed French doors leading onto the rear garden, wall light points, feature exposed brick walls with a modern contemporary finish including steel roof joists to vaulted ceiling, column radiator, three ceiling lights, air-conditioning unit, wooden stairs leading to Mezzanine.

Kitchen Area

11'8 x 7'10

Ceramic tiled flooring with underfloor heating, Velux Skylight window plus two double glazed windows to the front, ceiling light. The kitchen is fitted to include a range of base units with granite worksurfaces and matching eye level wall mounted units with concealed lighting under, granite upstands and splashbacks, one and a quarter bowl enamel sink and monobloc tap, integrated five ring Bosch hob with extractor over, built in double oven, fridge, freezer, dishwasher and wine cooler, cupboard housing gas boiler serving heating and hot water, extractor.

Master Bedroom

13'7 x 10'1

Ceramic tiled flooring with underfloor heating, skirting, double glazed window to front aspect, feature exposed brick wall, air-conditioning, spotlighting.

Bedroom Two

13'7 x 7'2

Ceramic tiled flooring, skirting, double glazed Velux window to rear, feature brick wall, vaulted ceiling, wall lights, inter-connecting door to bedroom one.

Bathroom

8'4 x 7'10

Tiled flooring, double glazed Velux window to the rear, vaulted ceiling, extractor, shaver point, modern white suite of panelled bath with side mounted wall mixer tap and internal bath filler, separate Rainhead shower head over, his and hers wash hand basin on vanity unit with soft closing drawers and shelving below, low level WC with concealed cistern, tiling to full wall height with vanity mirror and concealed lighting surround, modern heated towel rail.





Mezzanine

13'7 x 10'1

Laminate flooring, skirting, two double glazed Velux windows to front aspect, vaulted ceiling, fitted desks, electric heating.

Externally

Rear Garden

Enclosed private west facing rear garden commencing with stone paved patio and the remainder being laid with artificial lawn and pebbles with sleeper raised flower beds with laurel hedging and pedestrian side access, external power sockets, water tap & lighting.

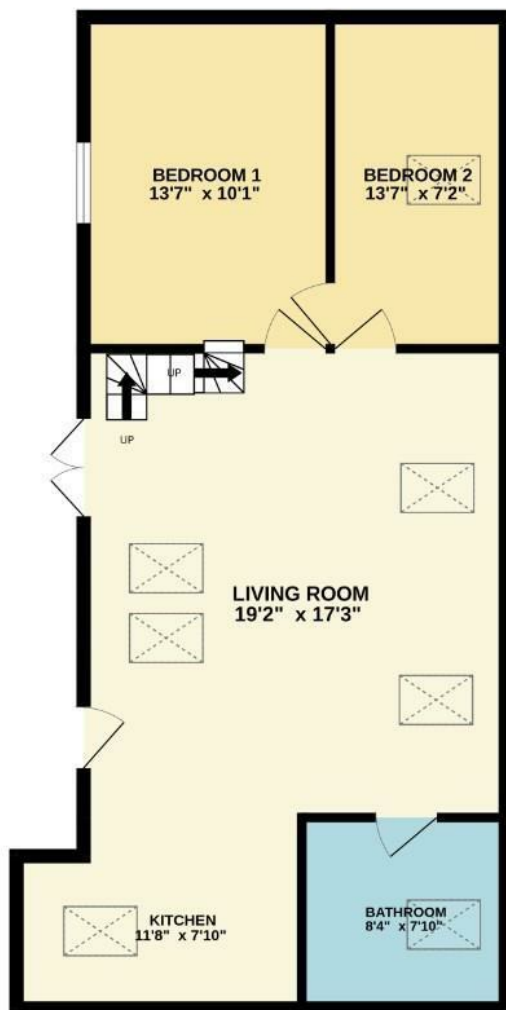
Frontage

Block paved providing off street parking

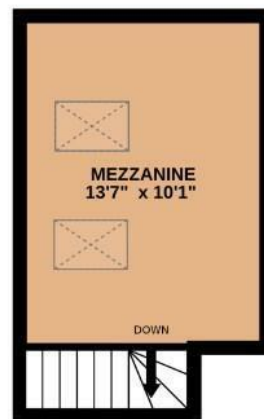




GROUND FLOOR
715 sq.ft. approx.



1ST FLOOR
156 sq.ft. approx.



TOTAL FLOOR AREA: 872 sq.ft. approx.
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Property Details

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

Approx. 872.00 sq ft
EPC band: C
Tenure: Freehold
Council Tax Band: A

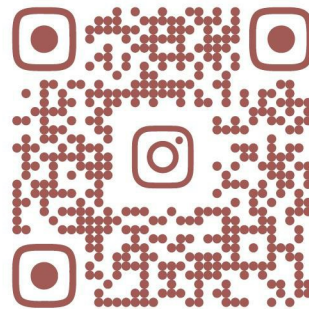
£500,000

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The Old Bank, 26 Broadway
Leigh-on-Sea, SS9 1AW

01702 480 033

