



Ridgeway Gardens, Westcliff-On-Sea  
£800,000

home.



# 2 Ridgeway Gardens

Westcliff-On-Sea  
SS0 8PZ



- Attractive Four Bedroom Semi Detached Family Home
- No Onward Chain
- Wonderful Open Plan Lounge & Dining Area
- Modern Fitted Kitchen/Diner
- Double Glazed Conservatory
- Great Size West Backing Rear Garden
- Off Street Parking
- Perfectly Positioned For Chalkwell Station
- Within A Short Stroll Of Leigh Road & Broadway

## 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 Of Leigh are delighted to present this attractive four-bedroom family home on the highly sought after Chalkwell Hall Estate. Set on a west backing plot, with no onward chain. This characterful property combines a traditional period exterior with contemporary interior design, overlooking the charming Ridgeway Gardens. A spacious entrance hall leads into a comfortable open plan lounge and dining area, with a modern fitted kitchen and diner to the rear and views of the peaceful garden. A light filled, double-glazed conservatory adds an additional

space, perfect for family gatherings and entertaining. Upstairs the well-appointed bedrooms and modern bathroom is suited to comfortable family living.

This prime location is perfectly situated to enjoy all that coastal living has to offer, with beachside walks mere steps from your front door and a crescent of independent shops, including a charming deli, fine wine bar, family run Italian and spa within easy reach. Chalkwell Park, with its rose garden, cricket ground and tennis courts is a 5



minute stroll away and in the other direction lies the vibrant Leigh Broadway, with a buzzing community of boutiques, bistros, bars and baristas. The historic fishing village of old Leigh boasts rustic seafood eateries, a sailing club, quaint galleries and old school pubs, all enjoying views of the calming Estuary waters.

With direct access into London Fenchurch Street in just under an hour, this residence is well suited to young professionals and growing families seeking a calm retreat, with the added convenience of local amenities and a waterside lifestyle on your doorstep.



## Accommodation Comprises

The property is approached via part double glazed side entrance door leading to:

### Entrance Hall

17'4 x 6'8

A great size entrance hall with wood laminate flooring throughout, carpeted staircase leading to the first floor accommodation with understairs storage cupboards, cornice to smooth plastered ceiling, plate rack, radiator. Doors to:

### Ground Floor Cloakroom

4'2 x 3'4

Modern two piece suite comprising; low level WC, feature wash hand basin with mixer tap, smooth plastered ceiling with inset spotlighting, tiled flooring.

### Lounge

20'1 x 15'6 maxi into bay

A wonderful open plan living room with double glazed bay window to front aspect and additional double glazed window to front, carpeted, coved cornice to smooth plastered ceiling, feature stone fireplace with cast iron surround and tiled hearth, two radiators.

### Open Plan Kitchen & Dining Room

20'1 x 15'2

A fabulous open plan kitchen dining area with two clearly defined areas as follows:

### Kitchen Area

Double glazed window to rear aspect. The kitchen is fitted to include a one and a quarter bowl stainless steel single drainer sink unit with mixer tap inset into a range of granite effect square edge worksurfaces with an abundance of cupboards and drawers beneath, built-in oven and grill with matching four ring gas hob and stainless steel extractor hood above, further range of matching eye level wall mounted units, integrated washing machine and dishwasher, integrated fridge with separate freezer, tiled splashbacks, coved cornice to smooth plastered ceiling, wood laminate flooring.

### Dining Area

Double glazed bay window to rear aspect with central French doors leading to the conservatory with a continuation of laminate wood flooring, coved cornice to smooth plastered ceiling, feature cast iron fireplace with tiled surround, picture rail, radiator.

### Double Glazed Conservatory

18'1 x 12'9

A great size conservatory with double glazed windows to three aspects and central bi-folding doors to the rear giving access to the garden, tiled flooring, two radiators.

### First Floor Landing

13'2 x 9'1

Carpeted, smooth plastered ceiling with access to loft space, dado rail. Doors to:

### Bedroom One

15'5 into bay x 11'8 plus depth of wardrobe

Double glazed bay window to front aspect with delightful views over Ridgeway Gardens, carpeted, coved cornice to smooth plastered ceiling, bespoke range of alcove fitted wardrobes with cupboards above, feature cast iron fireplace with marble effect hearth, radiator.

### Bedroom Two

14'1 x 10'8 plus depth of wardrobe

Double glazed bay window to rear aspect, carpeted, smooth plastered ceiling, feature cast iron effect fireplace, bespoke fitted range of alcove storage cupboard and wardrobe space, radiator.

### Bedroom Three

11'1 x 7'1

Double glazed window to front aspect with delightful views over Ridgeway Gardens, carpeted, smooth plastered ceiling, picture rail, radiator.

### Bedroom Four

8'5 x 7'8

Double glazed window to side aspect, carpeted, smooth plastered ceiling, picture rail, radiator.







### Family Bathroom

8'6 x 7'1

Double glazed obscure window to rear aspect, modern four piece suite comprising; bath with mixer tap and hand held shower attachment, low level WC, half pedestal wash hand basin with mixer tap, fully tiled shower cubicle, half tiled to surrounding walls, tiled flooring, coved to smooth plastered ceiling with inset spotlighting, heated towel rail.

### Externally

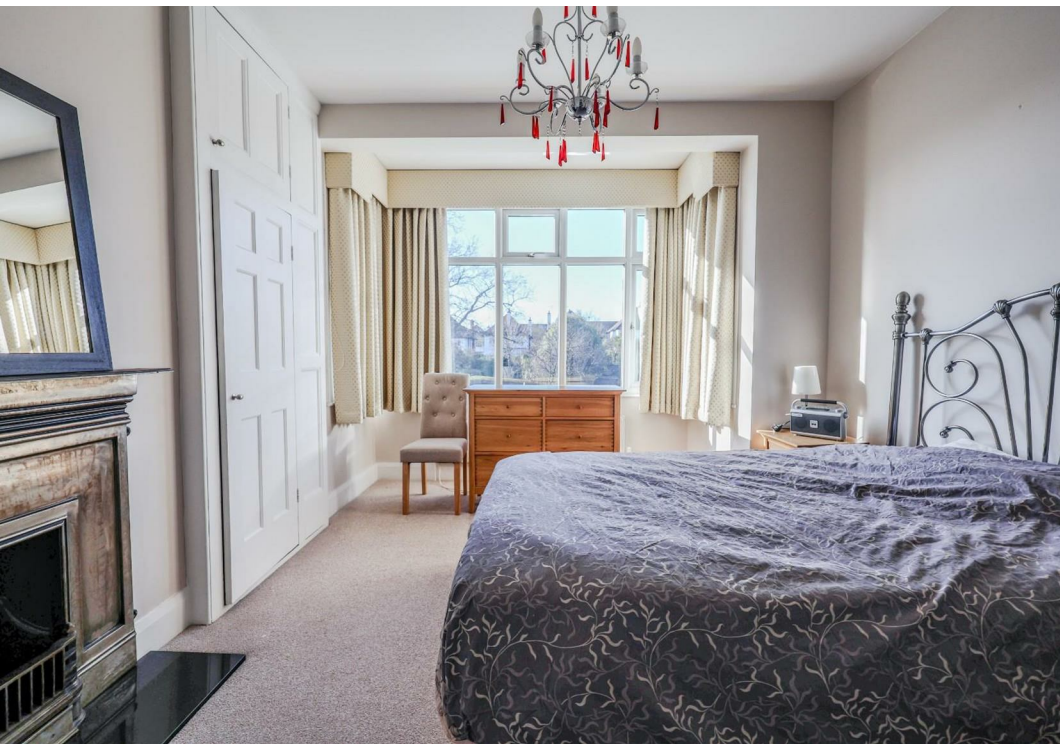
#### Rear Garden

The property benefits from a great size west backing rear garden which commences with an attractive paved patio area to the immediate rear with the remainder being laid with artificial lawn, side access to the front of the property and enclosed by screen panelled fencing and access to a garden room.

#### Front Garden

The front of the property is block paved providing off street parking for two/three vehicles.











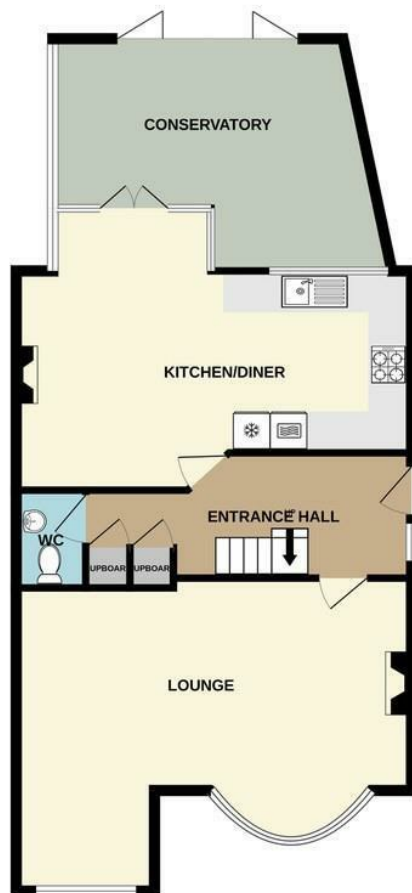




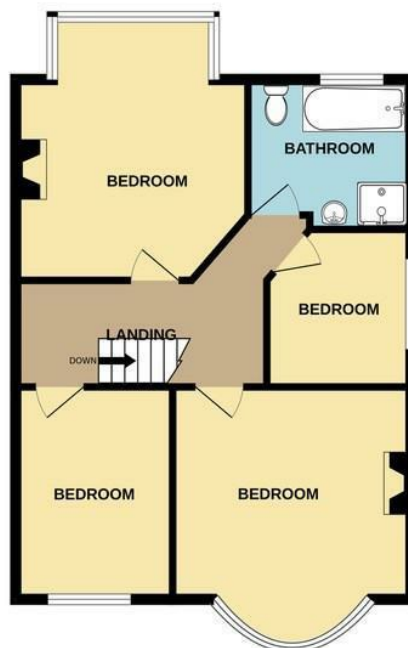




GROUND FLOOR  
808 sq.ft. approx.



1ST FLOOR  
595 sq.ft. approx.



TOTAL FLOOR AREA: 1,403 sq.ft. approx.  
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## Property Details

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

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

£800,000

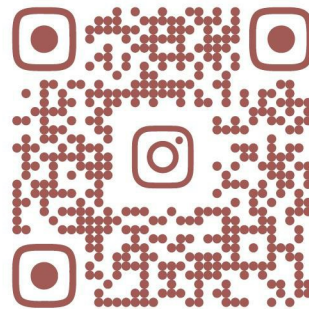
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