

Highlands Boulevard, Leigh-On-Sea

Price Guide £600,000

home.

243 Highlands Boulevard

Leigh-On-Sea
SS9 3TN

3 1 2

- Attractive Three Bedroom Semi Detached House
- Highlands Estate
- Lounge
- Dining Room Which Is Open Plan To A Modern Fitted Kitchen
- Great Size Rear Garden
- Driveway & Detached Garage
- Within Walking Distance Of Belfairs Woods & Nature Reserve
- Short Drive To Leigh Broadway



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PRICE GUIDE £600,000 - £625,000

Home are delighted to present this HIDDEN GEM on the HIGHLANDS ESTATE, just moments from the NATURE RESERVE. This charming three-bedroom FAMILY home, provides the best Leigh on Sea has to offer. Perfectly positioned moments from Belfairs Woods and the Nature Reserve, this is an opportunity to set down roots in a rich and tranquil setting, in a highly desirable location.

The surrounding ancient woodland and walking trails provide an idyllic backdrop for dog walkers, outdoor enthusiasts and families alike.

The well-proportioned accommodation begins with a welcoming entrance porch and hallway, leading through to a bright and spacious lounge. A separate dining room flows into the stylish, modern fitted kitchen, creating a versatile and sociable space ideally suited to both relaxed family living and entertaining. To the first floor, three generously sized bedrooms are complemented by a contemporary four-piece family bathroom.

Externally, the property boasts a generous rear garden, featuring a raised patio area ideal for al fresco dining, summer gatherings and outdoor relaxation. To the front, an independent driveway provides convenient off-street parking and leads to a detached garage, adding further practicality and appeal.

Despite its peaceful, tucked-away position, the vibrant Leigh Broadway is just a short drive away, offering an excellent selection of independent boutiques, cafés, restaurants and everyday amenities. Combined with the nearby woodland and coastal lifestyle for which Leigh-on-Sea is so highly regarded, this delightful home offers the best of both worlds.

A fantastic family home in a coveted location, offering space, serenity and the very best of Leigh-on-Sea living.

Accommodation Comprises
The property is approached via solid wood entrance door leading to:

Entrance Porch
4'2 x 3'10

Double glazed lead light window to side aspect, tiled flooring, open to entrance hall.

Entrance Hall
12'1 x 9"7

A great size entrance hall with double glazed coloured lead light window to side aspect, Karndean flooring, stairs leading to the first floor landing with under stairs storage cupboard, picture rail, radiator, doors to
accommodation off.

Lounge
13'10 x 11'11

A lovely west facing, dual aspect main reception room with double glazed lead light window front aspect with fitted plantation shutters and two further double glazed lead
light windows to side aspect, carpeted, power points, feature log burner with tiled hearth, plate rack, radiator.

Open Plan Kitchen & Dining Area
22'2 > 11' x 16'0

A fantastic open plan space with two clearly defined areas as follows:

Dining Area
16'0 x 11'0

Double glazed lead light window to front aspect with fitted plantation shutters, Karndean flooring, picture rail, feature brick built fireplace with tiled hearth, radiator, double glazed lead light bay window with central French doors to rear aspect giving access to the rear garden, open plan to the kitchen area.

Kitchen
10'9 x 8'4

Two double glazed lead light windows to rear and side aspect, the kitchen is fitted to include a butler sink with mixer tap, inset into a range of square edge work surfaces which continue to the expanse of most walls with cupboards and drawers beneath, appliance space for 'Rangemaster' with fitted extractor hood over, further range of matching eye level wall mounted units, tiled splash backs, integrated fridge/freezer, further appliance space and plumbing for washing machine, concealed combination boiler, part glazed door to rear aspect.

First Floor Landing
13'1 x 6'3 (max)

Double glazed lead light window to side aspect, carpeted, access to loft space, picture rail, doors to accommodation off.

Bedroom One
13'11 x 10'1

Another dual aspect room with double glazed lead light windows to both rear and front aspect with fitted plantation shutters and views over the Boulevard, carpeted, power points, range of fitted wardrobes to remain, picture rail, radiator.

Bedroom Two
12'1 x 10'6

Double glazed lead light window to front aspect with fitted plantation shutters and views over the Boulevard, carpeted power points, picture rail, radiator.

Bedroom Three
10'10 x 8'7

A great size third bedroom with double glazed lead light window to rear aspect with fitted plantation shutters, carpeted, power points, picture rail, radiator.

Bathroom
8'1 x 7'11

Two obscure glazed lead light windows to side aspect, luxury fitted four piece white suite comprising; double ended bath with mixer tap and shower attachment, low level WC, fully tiled shower cubicle, pedestal wash hand basin, half tiled to surrounding walls, smooth plastered ceiling with inset spotlighting, heated towel rail.

Externally









Rear Garden

The property benefits from an east facing garden which commences with a paved and raised patio area to the immediate rear with steps down to the remainder of the garden which is laid to lawn with a mature range of flower, shrub and herbaceous borders, side access to the front of the property.

Front Garden

A beautifully maintained garden with small lawn area and mature flower borders with brick retaining wall and wrought iron gates to both the front pathway and the independent
driveway, allowing off street parking for several vehicles giving access to:

Detached Garage

With up and over door.













Property Details

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

Approx. 1065.63 sq ft
EPC band: E
Tenure: Freehold
Council Tax Band: E

£600,000

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