

FOR SALE

Beach Avenue,
Leigh-On-Sea, SS9 1HB

Guide Price £425,000 Leasehold Council Tax Band - C

3 1 1 1280.91 sq ft

- Three Bedroom Ground Floor Apartment With No Onward Chain
- Stylish Shaker-Style Kitchen With Integrated Appliances
- Large Spacious Bedrooms With Flexible Arrangements
- High Ceilings, Bay Windows, Ornamental Fireplaces & Period Features
- Own Private Front Door For Additional Privacy
- Elegant Bay Windows, Ornamental Fireplaces And Attractive Decorative Wall Panelling
- Attractive Shutter Blinds Throughout And Three Convenient Hallway Storage Cupboards
- Own Garden With Convenient Shared Side Access
- A Short Stroll From Chalkwell Beach, The Seafront And Chalkwell Railway Station
- Close To Leigh Broadway, Chalkwell Park, Ridgeway Gardens & Local Amenities

Description

GUIDE PRICE £425,000 - £450,000
Rich in character and thoughtfully arranged, this beautifully presented three-bedroom ground floor apartment with no onward chain, combines elegant bay windows, ornamental fireplaces and decorative panelling with stylish contemporary finishes. A sophisticated Shaker-style kitchen, generous double bedrooms and versatile reception spaces provide exceptional flexibility, while attractive shutter blinds and thoughtful storage solutions complete a home designed for comfortable, refined everyday living.

Enjoying the independence of its own private front door, this attractive apartment also benefits from a garden, conveniently accessed directly from the hallway. Offering a peaceful setting for morning coffees, outdoor relaxation and warmer afternoons, the garden enhances the home's appeal, while shared side access provides an additional practical connection between the front and rear.

Situated in a highly desirable position along Beach Avenue, this charming home places the beautiful Chalkwell seafront, picturesque coastal walks and excellent transport connections within easy reach. Moments from Chalkwell Station and conveniently located for Leigh's fashionable Broadway, Chalkwell Park and a wonderful selection of independent amenities, it presents an enticing opportunity to embrace coastal living.





















Measurements
Hallway
0.89m > 2.20m x 4.74m (2'11" > 7'2" x 15'6")
5.47m x 0.97m (17'11" x 3'2")
3.67m x 1.01m (12'0" x 3'3")
Lounge
5.32m into bay x 4.34m (17'5" into bay x 14'2")
Kitchen
2.57m x 2.14m (8'5" x 7'0")
Bathroom
2.33m x 1.59m (7'7" x 5'2")
Bedroom 1
3.03m x 5.78m into bay (9'11" x 18'11" into bay)
Bedroom 2
3.77m x 3.83m into bay (12'4" x 12'6" into bay)
Bedroom 3
2.08m x 3.01m (6'9" x 9'10")

Interior
A beautiful balance of period character, thoughtful design and wonderfully versatile living spaces, this three-bedroom ground floor apartment offers a home that feels both sophisticated and inviting. Stepping through the property's own front door, a welcoming hallway provides access to each room, creating a natural sense of flow throughout the accommodation. Three conveniently positioned storage cupboards offer generous space for everyday essentials, ensuring the interiors can remain beautifully organised and clutter-free. Positioned towards the front of the property, the lounge reception room is currently arranged as a generous bedroom, demonstrating the exceptional flexibility of the accommodation. A beautiful bay window draws natural light into the room, while an ornamental fireplace provides an elegant focal point, bringing warmth and traditional character to the space. The kitchen introduces a more contemporary influence, with timeless Shaker-style cabinetry complemented by sleek, low-profile work surfaces that create a seamless and sophisticated finish. Integrated cooking appliances are thoughtfully incorporated into the design, offering a practical space for preparing everything from a quick morning breakfast to a relaxed evening meal. The main bedroom provides a peaceful retreat, generously proportioned to accommodate a double bed alongside wardrobe furnishings. An attractive recess offers an opportunity to incorporate a dedicated desk area, perfect for those working from home without sacrificing the comfort and tranquillity of their bedroom. Another particularly charming room is the second bedroom, currently enjoyed as a lounge. Its beautiful bay window, ornamental fireplace and decorative wall panelling combine to create a space filled with personality. Whether imagined as an intimate sitting room for relaxed evenings or transformed into an elegant double bedroom, the period curved ceiling detailing gives the room an undeniable sense of character. The third bedroom, presently arranged as a dining room, further highlights the adaptability of the apartment. Equally suited to a child's bedroom, guest accommodation or a stylish home office, this versatile room offers the freedom to arrange the home around individual needs. Completing the interior is a bright and tastefully presented bathroom, partially tiled walls with a bath and overhead shower, W/C and a hand basin beautifully incorporated into a wooden vanity unit. The natural finish of the cabinetry introduces warmth to the room, complementing its fresh and inviting appearance. Throughout the apartment, attractive shutter blinds enhance the windows, adding another layer of elegance while allowing natural light and privacy to be controlled with ease. Together with the decorative features and flexible arrangement, they create a home that successfully combines timeless charm with the comforts of modern living.

Exterior
The property's appeal continues outside, where its own garden provides a welcome opportunity to enjoy fresh air and outdoor relaxation. Accessed directly from the hallway, the garden feels like a natural extension of the living accommodation, offering somewhere to step outside with a morning coffee, enjoy warmer afternoons with children or pets or to simply unwind after a busy day. The apartment also benefits from shared side access, providing a convenient connection between the front and rear of the building without needing to pass through the interior. A particularly desirable feature is the property's own private front door, giving the apartment an added sense of independence and privacy.

Location
Perfectly positioned along Beach Avenue in the highly desirable coastal setting of Leigh-on-Sea, this home enjoys an enviable location where the charm of seaside living meets an excellent selection of local amenities. With the Thames Estuary, attractive green spaces and independent shopping destinations all within easy reach, the surroundings offer a lifestyle that is both relaxing and wonderfully convenient. One of the property's greatest attractions is its proximity to the seafront, with Chalkwell Beach and the picturesque coastal promenade just a short stroll away. Whether enjoying an early morning walk beside the water, watching the ever-changing tides across the estuary or spending a summer afternoon along the shoreline, the coast provides an idyllic backdrop to everyday life. The fashionable Broadway in Leigh-on-Sea is also within easy reach, celebrated for its collection of independent boutiques, cafés and restaurants. For those who appreciate outdoor space, the property is conveniently situated for Chalkwell Park, with its expansive lawns, established gardens and recreational facilities. Commuters are exceptionally well catered for, with Chalkwell Railway Station just moments from Beach Avenue, offering convenient c2c services towards London Fenchurch Street and Southend. Nearby London Road also provides regular bus connections and access towards surrounding towns, making this an attractive location for those seeking excellent connectivity without compromising on coastal living. Blending an attractive residential setting with the convenience of nearby shops, transport links, parks and the seafront, Beach Avenue offers an exceptional opportunity to embrace everything that makes Leigh-on-Sea such a sought-after place to call home.

School Catchments
Chalkwell Hall Infant and Chalkwell Hall Junior Schools
Belfairs Academy

Tenure
Leasehold
Lease Years Remaining: 958
Annual Ground Rent: £25
Annual Service Charge: £75
Annual Building Insurance £617.68



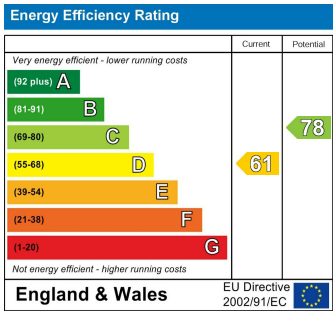


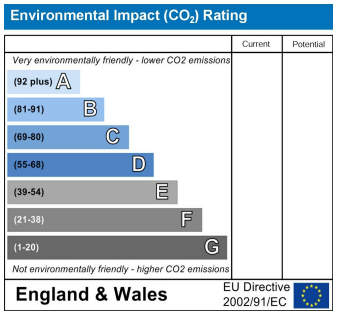


GROUND FLOOR



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.
Made with Metropix ©2026





AGENTS NOTES: Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. Floor plans are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

VIEWINGS: BY APPOINTMOOR ESTATES ONLY

appointmoor

Appointmoor Sales 72 The Ridgeway,
Chalkwell, Westcliff-on-Sea, Essex, SS0 8NU
T. 01702 719966 W. appointmoor.co.uk

facebook.com/appointmoor
instagram.com/appointmoor_estate_agents
twitter.com/appointmoor
linkedin.com/company/appointmoor