



# FOR SALE

**Ewan Way,  
Leigh-On-Sea SS9 3RA**

Asking Price £675,000 Freehold Council Tax Band - E

3  1  2  1194.79 sq ft

- Three Bedroom Semi-Detached Family Home In Prestigious Highlands Estate Location
- Spacious Bay-Fronted Lounge With Characterful Feature Fireplace
- Generous Dining Room With Built-In Storage And Flow Between Receptions
- Well-Equipped Kitchen With Integrated Hob And Oven
- Impressive First Bedroom With Extensive Mirrored Sliding Wardrobes
- Four-Piece Family Bathroom With Corner Bath And Separate Shower
- Attached Garage With Double Front Doors And Separate Rear Access
- Tiered Rear Garden With Lawn, Mature Borders And Multiple Patios
- Electrically Supplied Summer House Offering Flexible Additional Space
- Two-Vehicle Block-Paved Driveway With Attractive Low-Maintenance Frontage

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Westcliff, Leigh, Southend and the surrounding areas.

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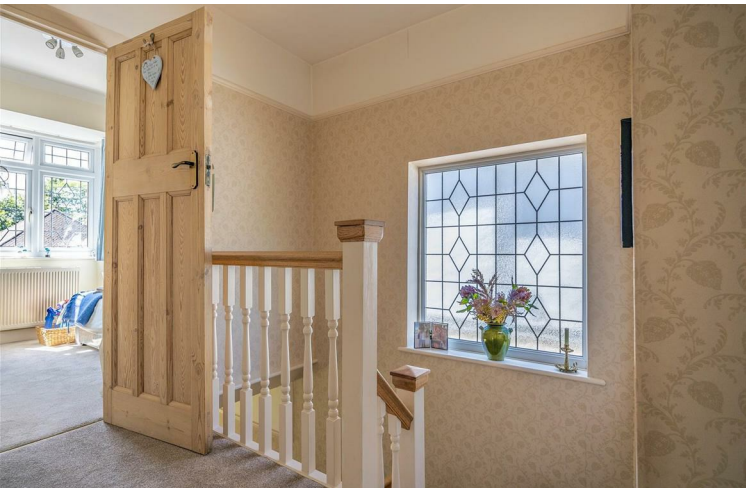
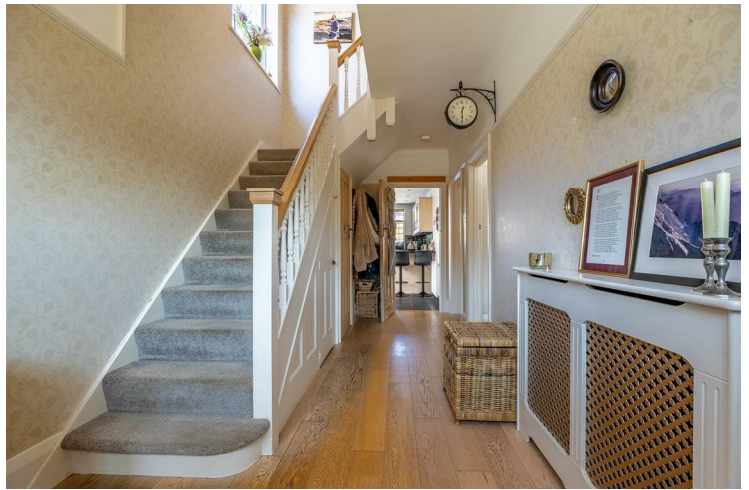
## Description

Behind its attractive frontage lies a spacious and beautifully balanced home, where a bay-fronted lounge with fireplace flows through to a generous dining room opening onto the garden, along with a well equipped kitchen for preparing your favourite family dinners. Three versatile bedrooms, a four-piece bathroom, ground-floor W/C and attached garage combine character with excellent everyday practicality.

Arranged across thoughtfully designed tiers, the rear garden offers spaces for outdoor dining, children's play and quiet relaxation. Mature borders, lawned areas and a porcelain-tiled upper patio create a wonderful setting for summer entertaining, while the summer house provides exciting flexibility as an office, studio, gym or peaceful garden retreat.

Positioned within the prestigious Highlands Estate, the home enjoys easy access to Belfairs Woods, Belfairs Park, respected local schools and the amenities of London Road and Leigh Broadway. The coast is approximately 1.3 miles away, while Leigh-on-Sea and Chalkwell stations provide convenient c2c connections towards London Fenchurch Street.





Measurements

- Hallway
- 2.35m x 5.59m (7'8" x 18'4")
- Lounge
- 3.48m x 4.90m (11'5" x 16'0")
- Dining Room
- 3.22m x 6.02m (10'2" x 19'9")
- Kitchen
- 2.33m x 4.84m (7'7" x 15'10")
- W/C
- 1.55m x 0.77m (5'1" x 2'6")
- Landing
- 3.16m x 1.06m > 0.83m (10'4" x 3'5" > 2'8")
- Bedroom 1
- 4.91m x 3.49m (16'1" x 11'5")
- Bedroom 2
- 3.47m x 3.88m (11'4" x 12'8")
- Bedroom 3
- 2.35m x 2.81m > 2.21m (7'8" x 9'2" > 7'3")
- Bathroom
- 2.71m < 3.60m x 2.34m > 1.39m (8'10" < 11'9" x 7'8" > 4'6")
- Garage
- 2.55m x 4.82m (8'4" x 15'9")
- Summer House
- 2.86m x 4.67m (9'4" x 15'3")

Ground Floor

From the moment you step into the spacious entrance hall, this inviting home reveals a layout designed for comfortable family life. Practical touches include a ground-floor W/C and an under-stairs cupboard, providing valuable everyday storage. The bay-fronted lounge is a wonderfully welcoming room, where the fireplace creates a natural focal point and the broad bay window draws in an abundance of daylight; A room with an immediate sense of warmth and character. Double doors open into the generous dining room, allowing the two reception spaces to work beautifully together while retaining their individual atmosphere. Built-in storage cupboards offer practical space for glassware, tableware and household essentials, while the proportions comfortably accommodate a substantial dining table for family celebrations and evenings shared with friends. Further double doors open directly onto the rear garden, creating a seamless connection with the outdoor space. The kitchen is well equipped with an excellent range of base and wall cabinetry, providing plentiful preparation and storage space, including a breakfast bar seating area. The kitchen features an integrated hob and oven with space for a dishwasher and tumble dryer, while a side door provides convenient external access. Attached to the property, the garage can be accessed through double doors at the front and a separate door from the rear, making it equally useful for storage like, bicycles, gardening equipment or a potential workshop area.

First Floor

The first bedroom is an impressive double room, beautifully illuminated by a feature bay window that enhances both its character and sense of space. Extensive wardrobes with mirrored sliding doors provide exceptional clothes storage while reflecting light throughout the room, creating a calm and comfortable retreat. The second bedroom is another well-proportioned double, complete with a built-in wardrobe and additional storage cupboard. Its rear-facing position enjoys pleasant

views across the garden, giving the room a peaceful outlook. The third bedroom provides valuable flexibility. Perfectly suited to a younger child or nursery, it could also be transformed into a dedicated home office for those seeking a quiet and separate place to work. Completing the floor is the spacious four-piece bathroom. A large separate shower and corner bath offer the choice of an invigorating start to the morning or a more leisurely evening soak, accompanied by a W/C, hand basin and useful storage cupboard.

Exterior

The rear garden unfolds across a series of thoughtfully arranged tiers, creating individual areas for dining, relaxing, entertaining and play. Paved patios immediately adjoining the house provide the ideal setting for outdoor furniture and summer barbecues, with steps rising to a lawn framed by mature shrubbery borders that bring colour, texture and privacy to the surroundings. A further tier reveals an especially attractive porcelain-tiled patio, offering a polished setting for evening drinks, outdoor dining or peaceful moments in the sunshine. Positioned alongside is a summer house with an electricity supply, creating valuable additional space that could become a garden office, creative studio, hobby room, gym or relaxing retreat. To the front, the property is presented with equal care. A block-paved driveway provides off-street parking for two vehicles, while artificial lawn offers a smart appearance throughout the year with minimal maintenance. Brick and fenced boundaries neatly enclose the frontage and complete its attractive, well-kept presentation. There is shared side access to the west side of the property with a private gate into the garden.

Location

Ewan Way occupies a prestigious position within Leigh-on-Sea's sought-after Highlands Estate, combining a peaceful residential atmosphere with excellent access to the amenities that make this part of the town so desirable. Belfairs Park, Belfairs Woods and Nature Reserve, Belfairs Golf Course and the Essex Wildlife Trust Nature Discovery Centre are all within easy reach, offering woodland walks, open green spaces and family activities close to home. Everyday conveniences are nearby for food shopping, together with the independent boutiques, cafés and restaurants of Leigh Broadway. Families are well placed for West Leigh Infant and Junior Schools, Blenheim Primary School and Belfairs Academy, with the academy itself located on nearby Highlands Boulevard. The postcode lies approximately 1.3 miles from the coast, placing the seafront, estuary walks and Leigh's coastal lifestyle within a short journey. Leigh-on-Sea and Chalkwell railway stations provide c2c connections towards London Fenchurch Street, while London Road and the A127 offer convenient routes towards Southend, Rayleigh and the wider Essex area.

School Catchments

West Leigh Infant School and West Leigh Junior Schools  
Belfairs Academy

Tenure

Freehold







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

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