



# FOR SALE

**Westleigh Avenue,  
Leigh-On-Sea SS9 2LG**

Offers In Excess Of £220,000   Leasehold   Council Tax Band - C

2  1  1  818.06 sq ft

- Two Bedroom First Floor Flat
- Opposite Ofsted Rated 'Outstanding' West Leigh Schools
- Allocated Parking Space In Adjacent Car Park
- Inviting Open-Plan Lounge And Dining Area With South Facing Windows
- Well-Maintained Communal Areas And Gardens
- Kitchen With Integrated Appliances
- Close To Leigh Broadway's Shops And Restaurants
- Three-Piece Bathroom In Neutral Tones
- Short Drive To Leigh-On-Sea Train Station
- Nearby Bus Routes To Local Towns Including Basildon And Canvey

Selling & letting all types of property in Chalkwell,  
Westcliff, Leigh, Southend and the surrounding areas.

**appointmoor**

## Description

Inside, discover a thoughtfully designed home with spacious double bedrooms, abundant natural light, and convenient storage. The open-plan lounge/diner creates a welcoming central space that connects to a well-equipped kitchen with integrated appliances, ideal for entertaining or enjoying everyday comfort.

The property enjoys a peaceful setting with beautifully maintained communal gardens, creating an attractive and serene environment. Residents benefit from an allocated parking space in the adjacent car park, ensuring hassle-free access and convenience right outside the door.

Ideally located opposite highly regarded West Leigh Schools and close by to the vibrant Leigh Broadway, this home is a dream for families and professionals alike. With Leigh-on-Sea train station a short drive away, bus routes within walking distance and the picturesque coastline within easy reach, every convenience and lifestyle opportunity is within your grasp.

### Measurements

Kitchen

9'0 x 7'9 (2.76m x 2.38m)

Lounge/Diner

23'5 x 8'10 into bay x 13'2 x 13'7 (7.15m x 2.70m into bay x 4.02m x 4.15m)

Bedroom 1

9'10 x 11'0 (3.02m x 3.36m)

Bedroom 2

8'6 x 10'11 (2.61m x 3.33m)

Hallway

11'4 x 3'0 (3.47m x 0.93m)

Bathroom

5'5 x 6'0 (1.67m x 1.83m)

### Interior

Step inside this beautifully appointed home and you're greeted with a sense of space and light. On the right of the entrance, the second bedroom offers generous proportions, perfect for your child to call their own. With ample space for wardrobes and a large window that floods the room with natural light, it could even be used as a guest room for when people come to visit. Continue down the hallway and discover a neutral-toned three-piece bathroom suite, featuring a bath with overhead shower, WC, and hand basin. The first bedroom is another spacious double, enhanced by built-in wardrobes offering seamless storage solutions. At the heart of the home lies the inviting lounge/diner, an open-plan haven ideal for both relaxing and entertaining, with south facing windows offering a sunny space with green outlooks. This space flows effortlessly into the kitchen, where base and wall units wrap around integrated appliances, creating a functional yet stylish culinary space. Conveniently you'll find two storage cupboards located in the hallway for neat housing of your extra belongings. The home benefits from secure intercom entry system meaning extra security and allows you to let in visitors with ease.

### Exterior

The exterior of this residence is just as appealing, with well-maintained communal gardens offering a peaceful retreat and a sense of community. The building itself is surrounded by neatly kept pathways and greenery, reflecting care and attention to detail throughout. Conveniently located adjacent to the property is a communal car park where the home benefits from allocated parking – a valuable asset for easy, stress-free living.

### Location

Well positioned in the heart of Leigh-on-Sea, this home enjoys a highly sought after perk of being a short journey from Leigh Broadway, where boutique shops, delicious restaurants, and everyday amenities abound. Families will appreciate being directly opposite Ofsted rated 'Outstanding' West Leigh Junior School with the infant school just behind, providing both ease and peace of mind with your young one's schooling at sought after institutions. You conveniently have nearby bus routes meaning easy travel to local towns through to Basildon and Canvey Island. Whether it's a quick trip to Leigh-On-Sea train station for city commutes or a leisurely drive down to the nearby seafront for sun-soaked days by the beach, this location delivers lifestyle and convenience in equal measure.

### School Catchments

West Leigh Infant School and West Leigh Junior School  
Belfairs Academy

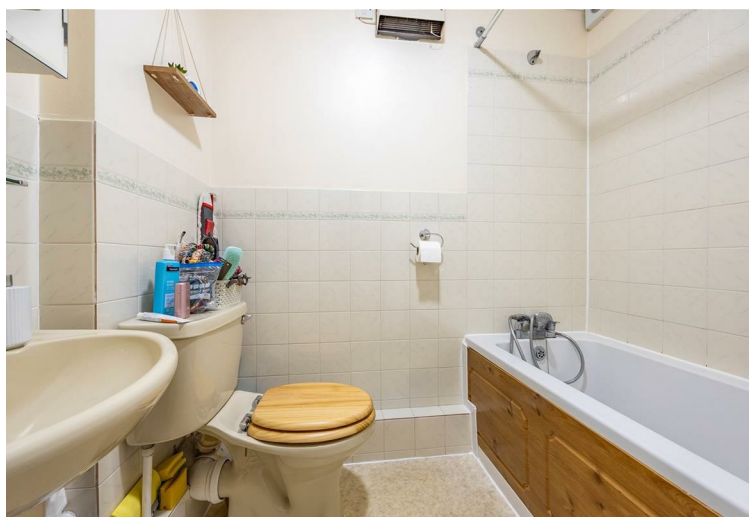
### Tenure

Leasehold.

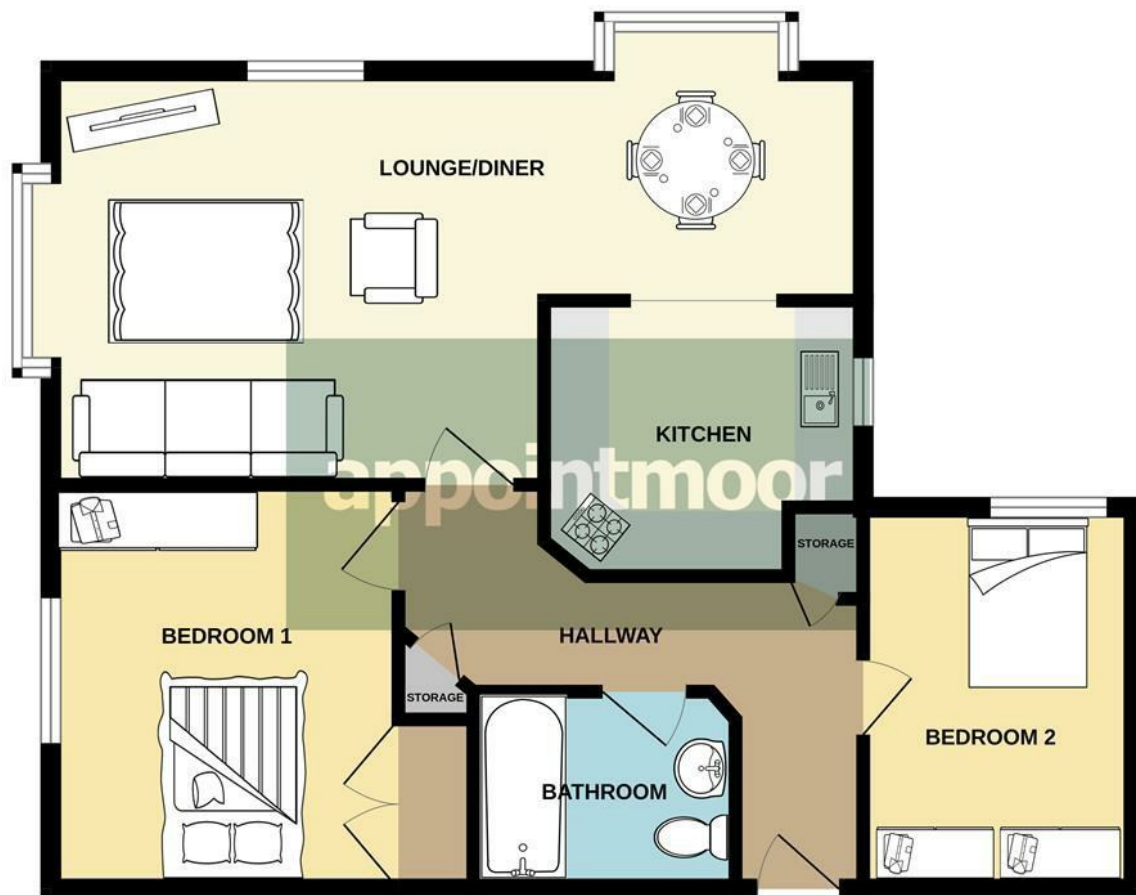
Years remaining: 161

Annual Ground Rent: £150.00

Annual Service Charge: £1967.56



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

**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.

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