

The friendly & helpful estate agents.

ashleigh
stone



Wellington Avenue, SS0 9XA
2 Bedrooms
House
£375,000

To arrange a viewing
call 01702 480 666

ashleighstone.co.uk

FOR SALE

Wellington Avenue, SS0 9XA

£375,000

Set behind a neat, enclosed frontage, this is an exceptionally inviting two-bedroom end-of-terrace home whose understated exterior gives little indication of the character and generosity within. Extending to approximately 868 sq ft, the house has been thoughtfully arranged to create an interior that feels sociable and spacious, while retaining the warmth and individuality of an established home.

Beyond the entrance porch and hallway, the ground floor opens into an impressive lounge and dining room stretching more than 27 feet in length. Deep teal walls lend the sitting area a sense of richness, balanced by crisp white detailing, a timber mantel and the gentle light drawn through the broad front window. The end-of-terrace position provides an added feeling of openness, while the flowing layout allows each area to possess its own atmosphere without interrupting the connection between them.

Moving towards the rear, the dining space forms the natural heart of the house. There is ample room for relaxed family suppers, long Sunday lunches and evenings shared with friends. Bespoke-style cabinetry, glazed display cupboards and excellent under-stair storage give the room both polish and practicality, while French doors frame a leafy outlook and invite daylight deep into the interior.

The adjoining kitchen has been composed with a pleasing mix of country craftsmanship and contemporary restraint. Soft grey Shaker cabinetry is paired with substantial timber work surfaces, dark metro-tiled accents, a Belfast-style sink and traditional brass-toned fittings. Underfloor heating brings an additional layer of comfort, while generous storage and preparation space make this a kitchen designed for genuine use. Glazed doors open directly onto the terrace, creating an easy transition outside during the warmer months.

Upstairs, two well-proportioned bedrooms offer calm, adaptable accommodation. The principal bedroom is notably generous, with space for substantial freestanding furniture. The second bedroom is another comfortable room, equally suited to a child's bedroom, guest room or refined home office.

The bathroom is particularly memorable. A freestanding roll-top bath provides an elegant focal point, complemented by a separate shower enclosure, traditional sanitaryware, monochrome flooring and white metro tiling. The result feels timeless and quietly indulgent rather than overly styled.

Above, the loft provides valuable additional storage space and offers exciting scope for conversion, subject to the necessary planning permission and consents. This creates the potential to further enhance the accommodation as requirements evolve.

Outside, the rear garden offers considerably more than a token terrace. A paved seating area sits immediately beyond the kitchen, ideal for breakfast outdoors or an evening drink, before the garden extends through mature planting, raised beds and established greenery. At the far end, a powered timber outbuilding benefits from a wired internet connection and is currently arranged as a dedicated home office, providing a practical workspace comfortably separated from the main house.

Wellington Avenue occupies a particularly convenient position on the Leigh and Westcliff borders. Chalkwell Park, Chalkwell Beach and the mainline station are all within comfortable reach, placing green space, the estuary and direct rail connections to London close at hand. Excellent local schools are nearby, while the independent cafés, restaurants and shops of Leigh Road and Leigh Broadway add colour to everyday life. It is a home that combines thoughtful design, practical proportions and a location in which coastal living can become part of the daily rhythm.

To arrange a viewing of this super property call 01702 480 666
or send us an email to property@ashleighstone.co.uk

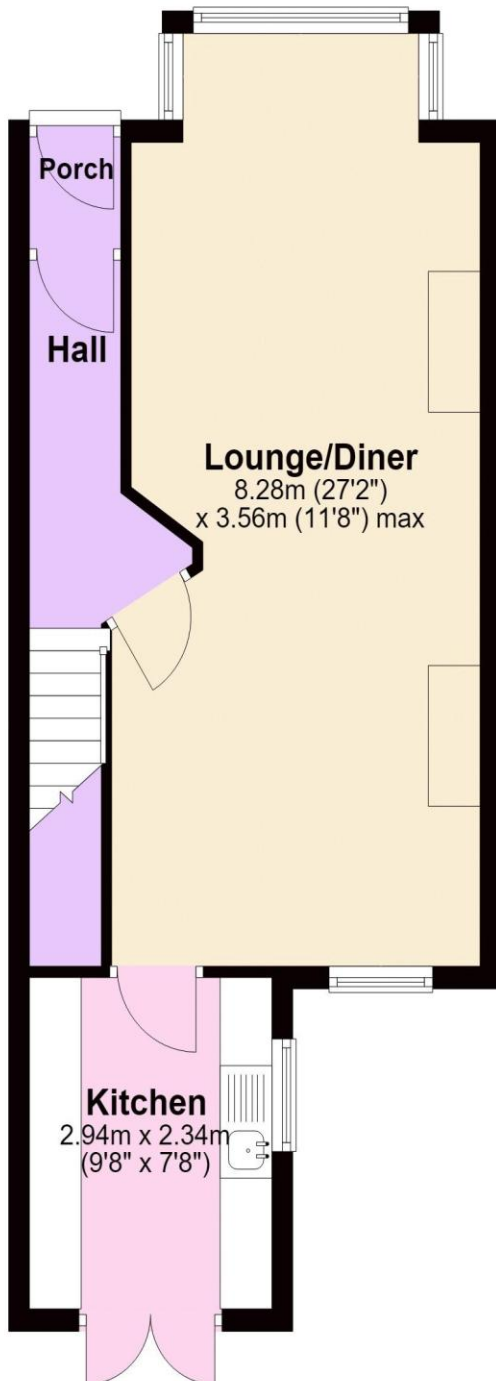


2 BEDROOMS / END TERRACED HOUSE / GREAT LOCATION / BEAUTIFUL HOME

Floor plans

Ground Floor

Approx. 41.1 sq. metres (442.9 sq. feet)



First Floor

Approx. 39.5 sq. metres (425.4 sq. feet)



Total area: approx. 80.7 sq. metres (868.3 sq. feet)

ashleigh stone

107 Broadway, Leigh-on-Sea, Essex SS9 1PG
01702 480 666 / property@ashleighstone.co.uk

 facebook.com/ashleighstoneproperty