



# FOR SALE

**Southsea Avenue,  
Leigh-On-Sea SS9 2BJ**

£600,000 Freehold Council Tax Band - B

4  3  2  1313.20 sq ft

- Currently Split Into Two 2 Bedroom Flats
- Large Rear Garden
- Can Be Reconfigured Into A House
- Two Bedrooms On The Ground Floor/Two Bedrooms On The First Floor
- First Floor Offers Bathroom And En-Suite
- Reception Room To Ground Floor And First Floor With Kitchen Also to Both Floors
- Lean-To On The Ground Floor Provides Garden Access
- Close To Leigh Broadway Cafés, Restaurants, Boutiques And Amenities
- Short Drive To Leigh-On-Sea Station With Links To London Fenchurch Street
- Within Easy Reach Of Belfairs Woods, Chalkwell Park And The Seafront

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

**appointmoor**

## Description

Situated in Southsea Avenue, Leigh-On-Sea, this end terrace house presents a unique opportunity for both investors and families alike. Spanning an impressive 1,313 square feet, the property is currently configured as two separate two-bedroom flats, offering flexibility for those looking to maintain this arrangement or convert it back into a spacious family home.

The residence boasts four well-proportioned bedrooms and three bathrooms and two reception rooms spread over two floors.

The property boasts a large rear garden and is being offered with no onward chain.

With its prime location in Leigh-On-Sea, this property is not only ideal for investors seeking a rental opportunity but also for families looking to settle into Leigh life. Whether you choose to maintain the current layout or transform it back into a single dwelling, this home offers endless possibilities.

Call us to arrange a viewing today.

## Measurements

### GROUND FLOOR

Lounge - 3.32m < 3.68m into alcoves x 4.35m into bay

(10'10" < 12'0" into alcoves x 14'3" into bay)

Kitchen - 4.12m x 3.06m (13'6" x 10'0")

Hallway - 6.15m x 0.85m (20'2" x 2'9")

Bedroom 1 - 3.72m > 2.21m x 3.64m > 2.24m (3.72m > 2.21m x 3.64m > 2.24m)

Shower Suite - 1.78m x 1.25m (5'10" x 4'1")

Bedroom 2 - 2.62m x 2.36m (8'7" x 7'8")

Bathroom - 2.61m x 1.47m (8'6" x 4'9")

Lean To - 2.54m x 1.40m (8'3" x 4'7")

### FIRST FLOOR

Lounge/Diner - 14'4 x 17'0 (4.39m x 5.19m)

Landing - 21'1 x 6'2 (6.44m x 1.89m)

Bathroom - 10'4 x 4'8 (3.16m x 1.44m)

Kitchen - 10'5 x 4'11 (3.18m x 1.50m)

Bedroom 1 - 14'7 x 12'0 (4.45m x 12'0m)

Bedroom 2 - 8'6 x 10'6 (2.61m x 3.21m)

## Tenure

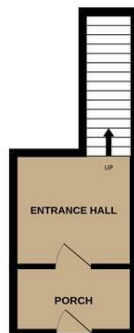
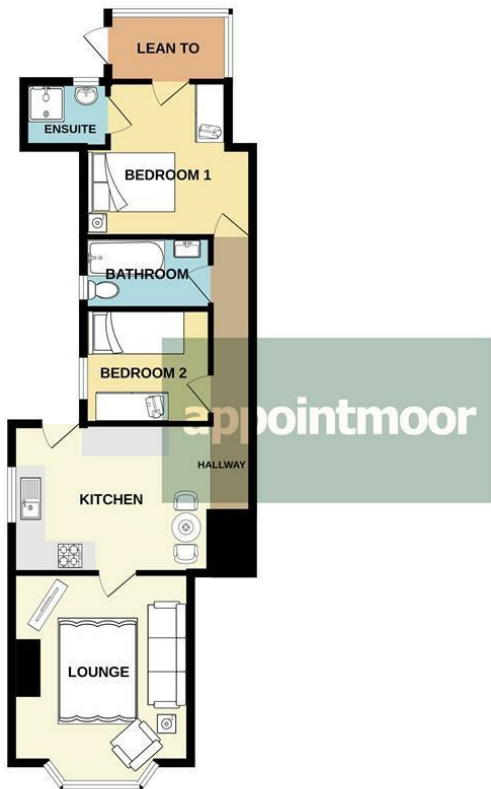
Freehold

## Disclaimer

In accordance with the Estate Agency Act 1979, we would advise that the sellers are associated with Appointmoor Estate Agents.







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.

**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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