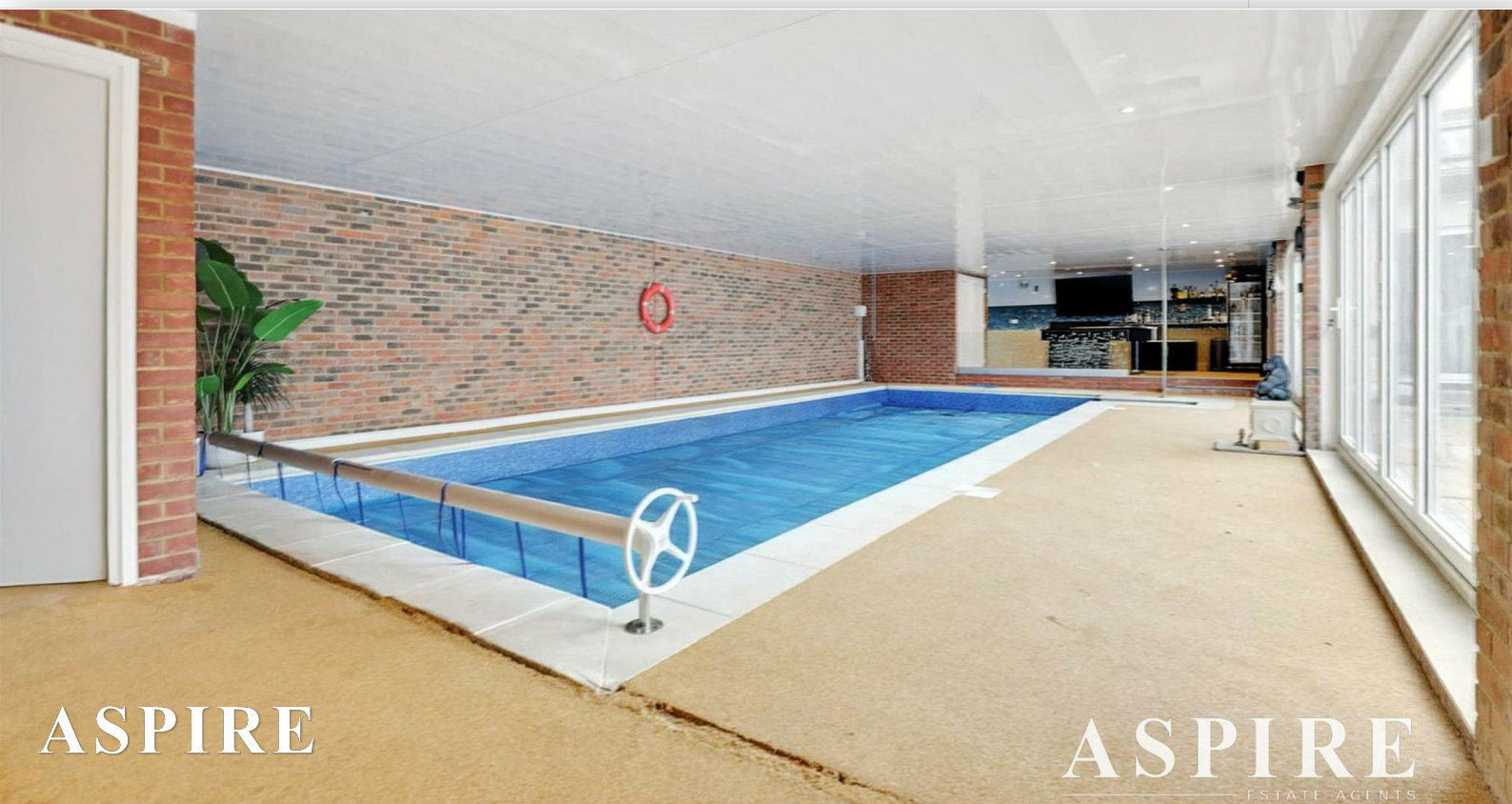


*To arrange a viewing contact us  
today on 01268 777400*



## **Park Avenue, Leigh-On-Sea £650,000**

Aspire Estate Agents are pleased to present this exceptional and uniquely spacious six-bedroom detached chalet bungalow, occupying a generous double-width plot within a quiet cul-de-sac in the sought-after Eastwood area of Leigh-on-Sea.

A standout feature of this property is the impressive private swimming pool complex, measuring approximately 60 feet in length, offering a rare lifestyle opportunity. The residence also backs directly onto Eastwood Park, providing a peaceful and scenic backdrop.

Ideally situated for families, the home is within close proximity to Eastwood Primary School and The Eastwood Academy. Additional highlights include a generously sized lounge, separate dining room, home office, utility room, two well-appointed bathrooms, a further wet room within the pool complex, and ample off-street parking for four to five vehicles.

## RECEPTION HALL

Welcoming entrance hall featuring obscure glazed windows to the front, stylish glass balustrade staircase rising to the first floor, and handy under-stairs storage cupboard. Finished with laminate flooring and a radiator. Doors lead to:

## LOUNGE – 25' 3" x 11' 5" (7.7m x 3.48m)

A spacious and elegant living room with smooth ceilings, two tall radiators, and double glazed patio doors opening onto the rear garden. Opens seamlessly to:

## DINING ROOM – 12' 3" x 9' 8" (3.73m x 2.95m)

Bright and airy with a double glazed rear window, radiator, and laminate flooring. French doors open into the:

## KITCHEN – 18' x 11' (5.49m x 3.35m)

Modern and well-appointed kitchen featuring inset spotlights, double glazed window and door to the rear garden, a comprehensive range of base and wall units, and roll-edged worktops. Includes inset sink/drainage, space for a range-style cooker (included) with extractor hood above, space for fridge/freezer and dishwasher. Finished with tiled splashbacks and flooring. Door to:

## UTILITY ROOM – 8' 1" x 5' 4" (2.46m x 1.63m)

Functional utility space with additional storage units, roll-edged worktops, stainless steel sink/drainage, space for chest freezer and under-counter fridge. Tiled flooring. Access to:

## HOME OFFICE – 11' 5" x 9' 2" (3.48m x 2.79m)

Ideal for remote working, this bright office features inset spotlights, double glazed door and window to the front, and a radiator.

## POOL ROOM – 58' x 24' 1" (17.68m x 7.34m)

A showstopping space featuring a 40' indoor heated swimming pool with underfloor heating and bi-folding double glazed doors opening to the rear garden. Includes a bar area, wall-mounted dehumidifier, pump room, and adjoining wet room with close-coupled WC and mixer shower. Additional side door provides access to a covered alley with outside tap.

## Ground Floor Bedrooms

### BEDROOM ONE – 12' 4" x 11' 9" (3.76m x 3.58m)

Double glazed bay window to front, laminate flooring, radiator. Opens into:

### DRESSING ROOM – 11' 7" x 4' (3.53m x 1.22m)

Fitted dressing area leading to:

## EN SUITE – 5' 10" x 5' 6" (1.78m x 1.68m)

Modern en suite with spotlights, close coupled WC, wash basin with vanity unit, and enclosed shower cubicle with mixer shower. Chrome heated towel rail, tiled walls and flooring, extractor fan.

## BEDROOM TWO – 12' x 12' (3.66m x 3.66m)

Spacious double bedroom with bay window to front, radiator, and vanity wash basin with storage.

## BEDROOM THREE – 12' 1" x 11' 3" (3.68m x 3.43m)

Double bedroom with fitted wardrobes and radiator.

## BEDROOM FOUR / UTILITY – 9' x 8' 1" (2.74m x 2.46m)

Versatile room with space and plumbing for washing machine and dryer, laminate flooring, and radiator.

## GROUND FLOOR WET ROOM – 8' 5" x 5' 10" (2.57m x 1.78m)

Stylish wet room featuring a walk-in shower with mixer, hand wash basin with storage, close coupled WC, chrome heated towel rail, spotlights, and tiled floor. Obscure glazed window to side.

## First Floor Accommodation

### LANDING

Access to eaves storage. Doors to:

## BEDROOM FIVE – 15' 10" x 14' reducing to 10' (4.83m x 4.27m > 3.05m)

Spacious loft-style bedroom with Velux window to rear, spotlight insets, eaves storage, and radiator.

## BEDROOM SIX – 14' x 11' 2" (4.27m x 3.4m)

Further loft-style room with rear Velux window, inset spotlights, eaves storage, and radiator.

## Exterior

### FRONT GARDEN

Generous block-paved driveway providing off-street parking for four to five vehicles. Decorative stone shingle borders, two sets of wrought iron gates, exterior lighting, and an electric car charging point.

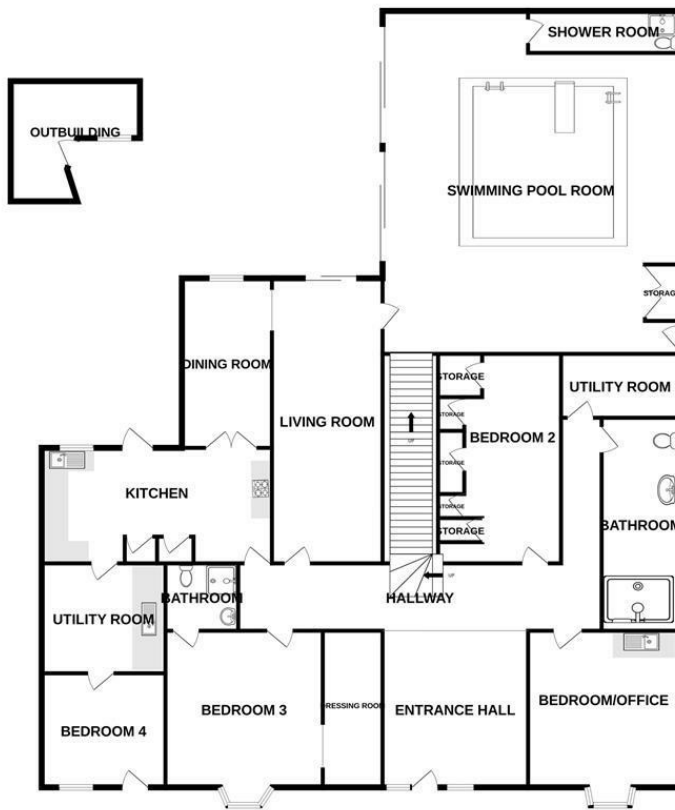
### REAR GARDEN

Measuring approximately 42' and backing onto Eastwood Park, this landscaped garden features expansive decked seating areas with stone shingle borders, water feature, outbuilding and shed (to remain), and an outside tap.

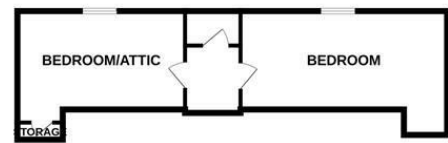
## Agent's Note

The pool is powered by an efficient air source heat pump, reducing running costs by approximately two-thirds compared to traditional systems.

GROUND FLOOR  
3731 sq.ft. (346.6 sq.m.) approx.



1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 4165 sq.ft. (387.0 sq.m.) approx.

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	



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