

To arrange a viewing contact us  
today on 01268 777400



## Highlands Boulevard, Leigh-On-Sea Offers in excess of £750,000

Located less than a mile to Leigh On Sea C2C station.

The property provides spacious and flexible accommodation, making it an ideal choice for families, professionals or those looking for a stylish home with plenty of room. Internally, the home has been finished to a modern standard, with well proportioned living space, three double bedrooms and the added benefit of two en suites, giving the layout a practical and luxurious feel.

Set across three floors, the design offers excellent separation of space, ideal for growing families, guests or those working from home. The bedrooms are all generous in size, with the en suites adding further convenience and comfort.

One of the standout features of this home is the beautiful outlook, with the property enjoying lovely views that create a real sense of space and privacy.

This is a fantastic modern home, offering three double bedrooms, two en suites, spacious accommodation across three floors and impressive views.

[www.aspireestateagents.co.uk](http://www.aspireestateagents.co.uk)

## **ENTRANCE HALL**

### **LOUNGE**

15'1 x 12'5 (4.60m x 3.78m)

### **DOWNSTAIRS W/C**

### **KITCHEN/DINER**

22'4 x 14'11 (6.81m x 4.55m)

### **LANDING**

### **MASTER BEDROOM**

18'9 x 10'10 (5.72m x 3.30m)

### **ENSUITE**

6'2 x 4'6 (1.88m x 1.37m)

### **BEDROOM THREE**

12'5 x 11'11 (3.78m x 3.63m)

### **FAMILY BATHROOM**

9'4 x 7'7 (2.84m x 2.31m)

### **THIRD FLOOR LANDING**

### **BEDROOM TWO**

15'9 x 12'1 (4.80m x 3.68m)

### **ENSUITE**

6'8 x 4'1 (2.03m x 1.24m)

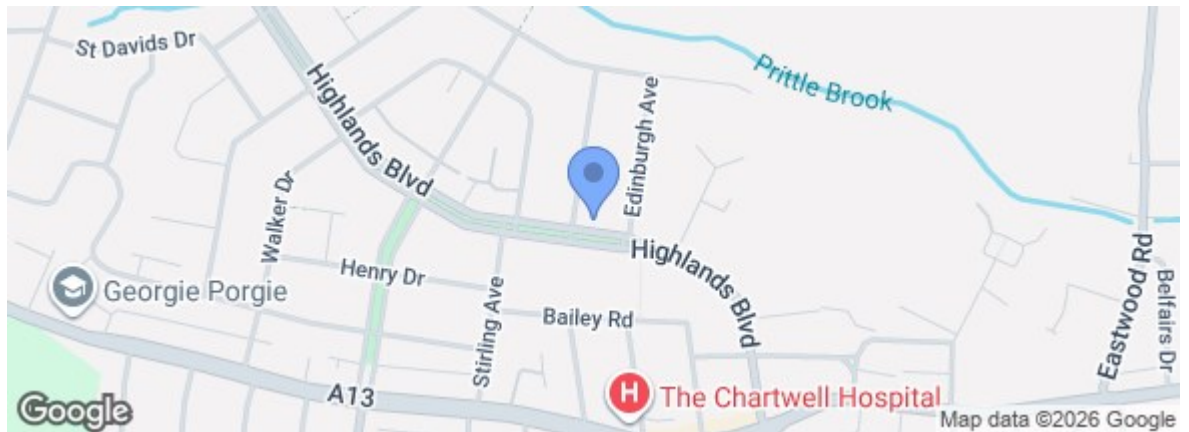
### **GARAGE**

15'2 x 6'3 (4.62m x 1.91m)

### **GARDEN**

### **DRIVEWAY**

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	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.