



Perfectly positioned on Lansdowne Avenue in the charming town of Leigh-on-Sea, this delightful extended three-bedroom end terraced house offers modern living throughout. Upon entering, you will be greeted by a spacious hallway leading down to an impressive fully fitted kitchen family room, ideal for both relaxation and entertaining. The space is designed to accommodate the needs of a growing family, providing a warm and inviting atmosphere. The property boasts a contemporary three-piece bathroom, ensuring convenience and style, along with an additional downstairs WC for added practicality. This thoughtful layout makes daily routines effortless for all members of the household. Step outside to discover a delightful rear garden, a true gem for those who appreciate outdoor space. The garden features two storage sheds, both equipped with power and light, providing ample room for tools, bikes, or garden equipment, making it a versatile area for hobbies or storage. Location is key, and this property is perfectly situated just a stone's throw from Leigh Road and Leigh Broadway, where you will find a variety of shopping facilities, cafes, and local amenities. Chalkwell Beach, Park, and Station are also all very close by.

- Extended end terraced house
- Impressive fully fitted family room
- Modern three piece bathroom and additional downstairs wc
- Modern condition throughout
- Doorstep to Leigh Road and Leigh Broadway shopping facilities
- Three bedrooms
- Formal bay-fronted lounge to front
- Delightful rear garden with two storage sheds both with power and light
- Vaulted ceiling on first floor landing
- Short distance from Chalkwell Park, Beach and Station

**Lansdowne Avenue**  
**Leigh-on-Sea**  
**£550,000**



# Lansdowne Avenue



## Frontage

Small front garden area with a rendered brick wall perimeter, patterned tiled path leading to:

## Entrance Hallway

15'1" x 5'4"

Smooth ceiling with pendant lights, picture rails, composite entrance door to the front with adjacent obscured double-glazed window, carpeted stairs to the first floor with understairs storage, radiator, patterned tiled flooring, door to:

## Lounge

14'2" into the bay x 10'7"

Smooth ceiling with inset spotlights and a pendant light, double-glazed bay windows to the front, picture rails, built-in shelving, log burner and a slate hearth, built-in base-level storage cupboards, radiator, carpet.

## Downstairs WC

4'1" x 2'5"

Smooth ceiling with an inset sensor spotlight, extractor fan, wall-hung wash basin with a tiled splashback, low-level WC, patterned tiled flooring.

## Kitchen Family Room

24'3" max x 14'3"

Smooth ceiling with inset spotlights and pendant lights, feature pendant lights, double-glazed windows to the rear overlooking the garden, double-glazed skylight, set of double-glazed French doors giving access to the rear garden. Modern fully fitted kitchen comprising of; wall and base level units with quartz worktops and upstands, 1.5 stainless steel sink with draining grooves and a mixer tap, Bosch

oven and grill with a four-ring Bosch induction hob and an extractor fan above, integrated Bosch dishwasher, integrated fridge freezer, integrated Bosch microwave, floor to ceiling storage cupboards housing the washing machine, space for a tumble dryer, wall mounted boiler. Traditional three-column radiator, Kardean flooring.

## First Floor Landing

Smooth ceiling with a pendant light, double-glazed Velux windows to the front.

## Bedroom One

14'2" x 10'9"

Smooth ceiling, picture rails, double-glazed bay window to the front, feature fireplace opening, radiator, carpet.

## Bedroom Two

11'9" x 10'7"

Smooth ceiling with a pendant light, picture rails, double-glazed windows to the rear overlooking the garden, radiator, carpet.

## Bedroom Three

8'2" max x 5'2"

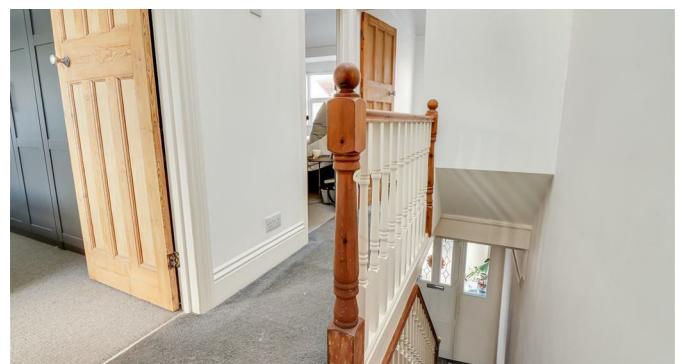
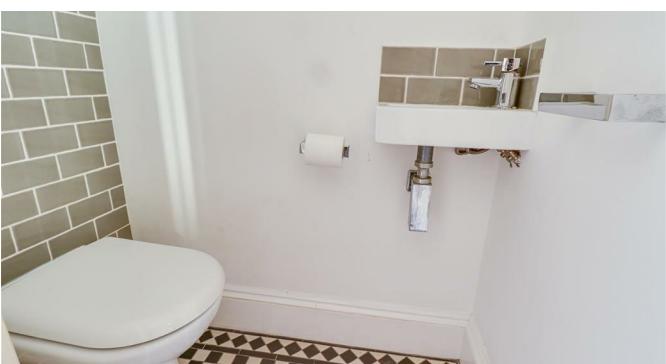
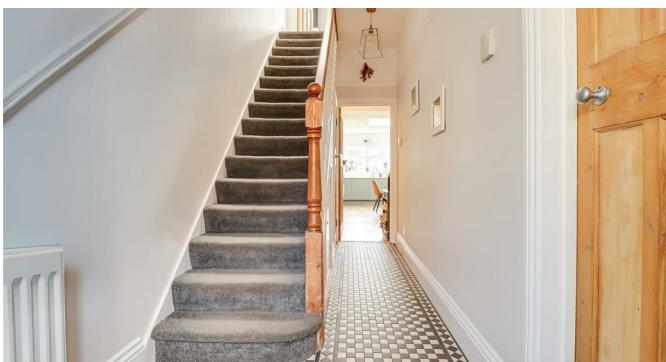
Smooth ceiling with a pendant light, picture rails, double-glazed window to the front, built-in raised storage platform, built-in over-stairs storage cupboard, radiator, carpet.

## Rear Garden

Commences with a patio area with the remainder laid to lawn, raised decking area to the very rear, two garden sheds (power and light in both).

## Agents Notes:

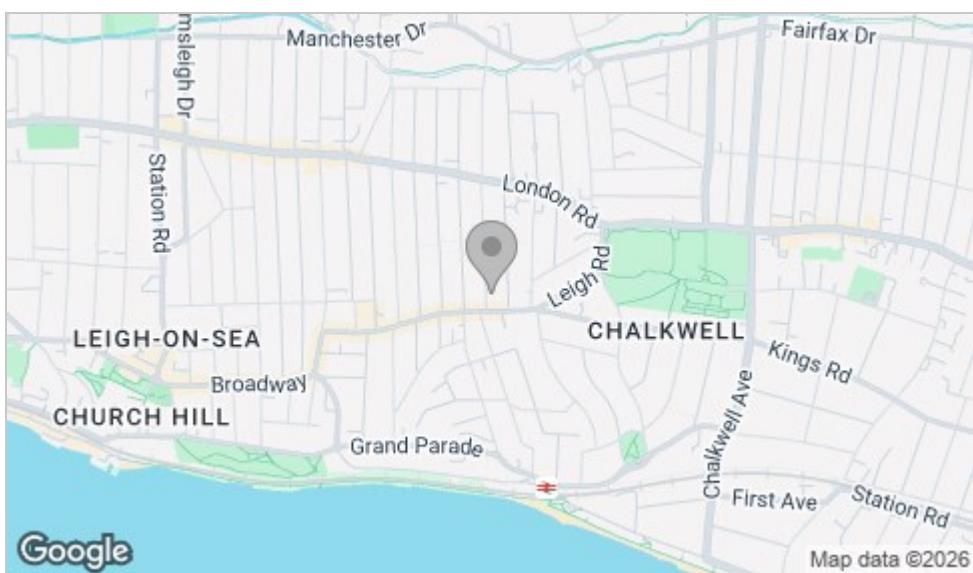
Council tax band: C



## Floor Plan



## Area Map



## Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		80
(81-91)	B		67
(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	