



\* £525,000- £550,000 \* WEST LEIGH SCHOOL AND BELFAIRS ACADEMY CATCHMENTS \* HUGE POTENTIAL TO EXTEND S.T.P \* Proudly positioned on the tree lined Highlands Boulevard in Leigh-on-Sea, this characterful three-bedroom semi-detached house presents an excellent opportunity for families and first and second time movers alike. The property boasts a generously sized bay-fronted lounge that offers a delightful view of the Boulevard, creating a warm and inviting atmosphere for relaxation and entertaining. With three well-proportioned bedrooms, this home provides ample space for comfortable living. The potential for extension to the rear and into the roof, subject to planning permission, allows for the possibility of creating additional living space tailored to your needs. Furthermore, the property features a detached garage at the rear, along with potential for a driveway at the front S.T.P, enhancing convenience and accessibility. Location is key, and this property is ideally situated within walking distance to Leigh Station, making commuting a breeze. Additionally, the vibrant Leigh Broadway and the picturesque Old Town are just a stroll away, offering a variety of shops, restaurants, and scenic views of the coastline. This semi-detached house is not just a home; it is a canvas for your imagination, ready to be transformed into your dream residence. With its character, space, and prime location, this property is a rare find in Leigh-on-Sea.

- Character three bedroom semi-detached house
- Huge potential to extend to the rear and into the roof S.T.P
- Open plan kitchen-diner leading out to the garden
- Modern fully fitted kitchen
- Westleigh and Belfairs Academy catchments
- Driveway potential on the front S.T.P, as well as a detached garage to the rear
- Generously sized bay-fronted lounge overlooking the Boulevard
- South-West facing rear garden
- Stylish four-piece bathroom
- Walking distance to Leigh Station, Leigh Broad and Old Town

## Highlands Boulevard

Leigh-On-Sea

**£525,000**

Price Guide



# Highlands Boulevard



## Frontage

Established secluded front garden area, side access to the rear garden, access to:

## Porch

5'6" x 2'10"

Smooth ceiling, UPVC entrance door to the front, leadlight double-glazed windows to the front and side, tiled flooring, door to:

## Entrance Hallway

16'2" x 5'4"

Smooth coved ceiling, carpeted stairs rising to the first-floor landing with understairs storage, UPVC entrance door to the front with adjacent obscured leadlight double-glazed windows, dado rail, radiator, inset shelf, tiled flooring.

## Lounge

18'9" x 11'5"

Smooth coved ceiling, leadlight double-glazed bay windows to the front overlooking the Boulevard, dado rail, feature fireplace with a stone surround and an electric fire, two radiators with radiator covers, double doors to:

## Kitchen-Diner

17'3" x 13'2" > 9'7"

Dining Area:

Smooth coved ceiling with a pendant light, leadlight double-glazed French doors to the rear with adjacent leadlight double-glazed windows, radiator, tiled flooring, door leading back to the hallway, opening to:

Kitchen Area:

Smooth coved ceiling with inset spotlights. Modern shaker-style kitchen comprising of; wall and base level units with granite worktops and upstands, range cooker with a stainless steel splashback and an extractor fan above, 1.5 inset sink with graining grooves and a mixer tap, wine rack, integrated dishwasher, integrated washing machine, integrated fridge, integrated freezer, set of drawers, UPVC double-glazed door to the rear leading out to the garden, leadlight double-glazed window to the rear overlooking the garden, tiled flooring.

## First Floor Landing

Smooth coved ceiling with a pendant light, loft hatch, leadlight double glazed stained glass windows to the side, dado rails, radiator, carpet.

## Bedroom One

15'7" x 10'6"

Smooth coved ceiling with inset spotlights, double-glazed leadlight windows to the front overlooking the Boulevard, floor-to-ceiling built-in wardrobes, radiator, carpet.

## Bedroom Two

13'4" x 11'1" > 8'7"

Smooth coved ceiling with a pendant light, double-glazed windows to the rear overlooking the garden, airing cupboard housing the water tank, built-in floor to ceiling wardrobes, radiator, carpet.

## Bedroom Three

8'2" x 6'0"

Smooth coved ceiling with a pendant light, double-glazed leadlight windows to the front and side, radiator, carpet.

## Four Piece Family Bathroom

8'1" > 5'10" x 7'8"

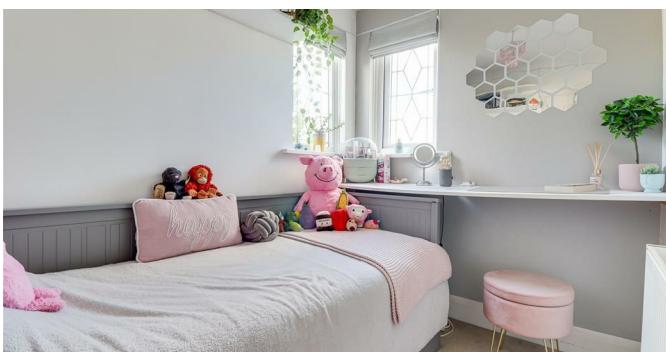
Smooth ceiling with inset spotlights, obscured double-glazed leadlight windows to the rear, obscured leadlight stainless double-glazed window to the side, panelled bath with a shower attachment, walk-in shower with a rainfall head and a shower hose, wall-hung vanity unit wash basin, low-level WC, chrome heated towel rail, fully tiled walls, tiled flooring.

## South Facing Rear Garden

Commences with a patio area with the mainly laid to lawn with some further patio areas to the side, established tree and shrub borders, access to an outbuilding, access to a detached garage, good area to the side of the house which is gated (ideal for bin storage), outside lighting, outside tap.

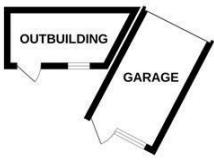
## Agents Notes:

Council tax band: D

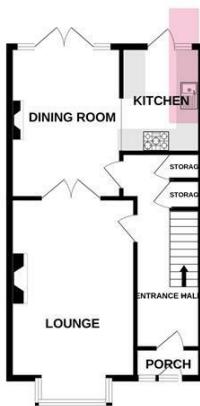
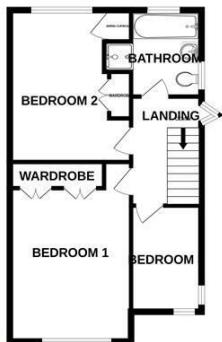


## Floor Plan

GROUND FLOOR



1ST FLOOR

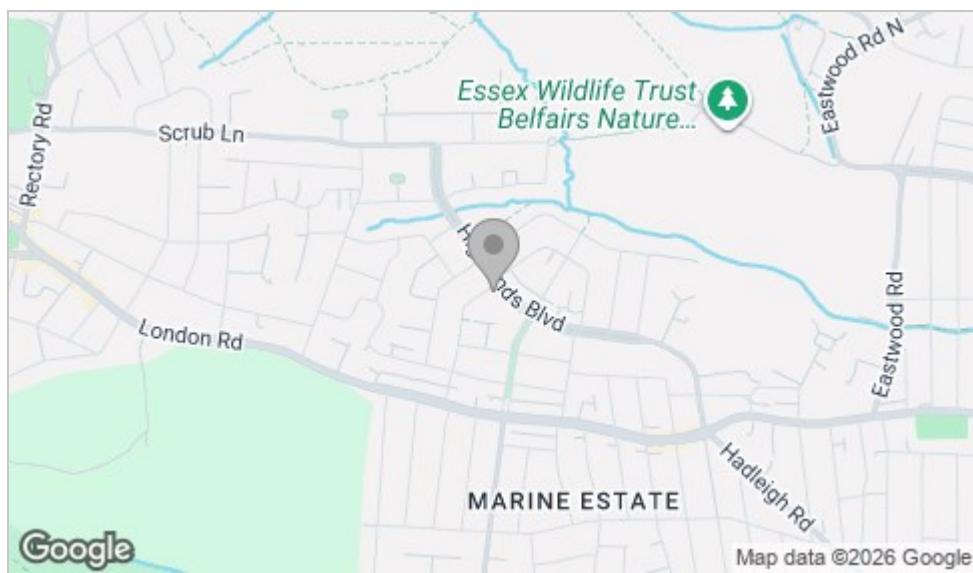


Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The specification of any fixtures and fittings contained in this plan has not been tested and no guarantee as to their operability or efficiency can be given.

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## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph

| 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 |           |