



Nestled in the charming area of Leigh-On-Sea, this delightful terraced house on Leighton Avenue offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant dining space. The layout encourages a warm and welcoming atmosphere, perfect for creating lasting memories with family and friends.

Leigh-On-Sea is renowned for its picturesque coastal views and vibrant community spirit. Residents can enjoy a variety of local amenities, including shops, cafes, and parks, all within easy reach. The area also boasts excellent transport links, making it convenient for commuting to nearby towns and cities.

This property presents a wonderful opportunity for those looking to settle in a friendly neighbourhood with a strong sense of community. With its appealing features and prime location, this terraced house on Leighton Avenue is not to be missed. Whether you are a first-time buyer or seeking a new family home, this residence offers the perfect canvas to create your ideal living space.

- Character terraced house
- Three good sized bedrooms
- West backing rear garden
- Two reception rooms
- Extended Family Room
- Bedroom three boasting a balcony
- Stunning Four Piece Bathroom
- Walking distance to Chalkwell and Leigh Stations
- Modern decoration throughout
- Doorstep to Leigh Broadways shopping facilities

## Leighton Avenue

Leigh-On-Sea

**£585,000**



# Leighton Avenue



## **Hallway**

12'2" x 5'10"

Solid wood floors throughout, pendant ceiling light, under stairs storage cupboard, access into all rooms.

## **Kitchen**

15'4" x 9'1"

Laminate top and base level units with laminate work surface, plumbing for washing machine, stainless steel sink, double glazed window and door onto the rear garden.

## **Sitting/Dining Room**

18'11" x 10'0"

Solid wood floors throughout, double glazed bi-fold doors to the rear aspect, double glazed Velux window.

## **Lounge**

14'9 x 14'5

Solid wood flooring throughout, smooth ceilings with coving, pendant ceiling light, double glazed window to the front aspect.

## **Family Bathroom**

8'9 x 10'6

Tiled floors, tiled surrounds, walk in double shower with rainfall shower head, freestanding bath with mixer tap, his and hers sinks with hot and cold tap, dual flush WC and two obscure double glazed window to the rear aspect.

## **Bedroom One**

14'10" x 10'2"

Integrated floor to ceiling wardrobes, solid wood floors throughout, pendant ceiling light, wall mounted radiator.

## **Bedroom Two**

11'10" x 6'11"

Solid wood flooring throughout, double glazed window to the rear aspect, pendant ceiling light.

## **Bedroom Three**

8'9 x 7'11

Solid wood floors throughout, double glazed door to the balcony, pendant ceiling light.

## **West Backing Rear Garden**

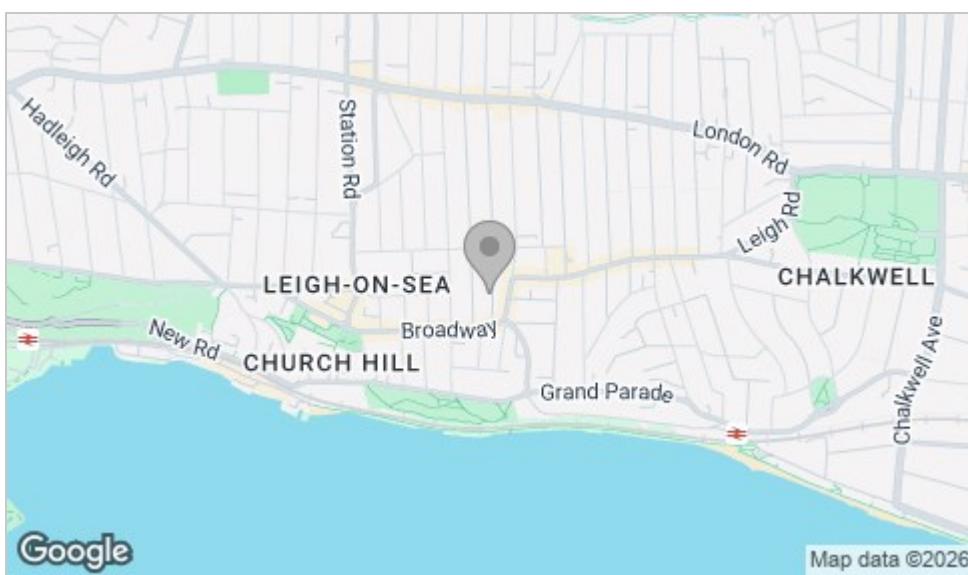
Commences with a tiled patio area with a step up to the remainder laid to lawn with tree and shrub borders, outside tap, outside lighting.



# 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

