



# TO LET

**Leighton Avenue,  
Leigh-On-Sea SS9 1QB**

**£2,500 PCM Deposit Required - £2,884 Council Tax Band - C**

- Central Leigh Location
- Four/Five Bedrooms
- Three Luxury Bathrooms
- Spacious Open Plan Kitchen Diner
- Fully Refurbished to a High Standard
- Low Maintenance Rear Garden
- Stylish Neutral Decor
- Moments From Leigh Broadway
- Double Glazed Throughout
- Call Now To Arrange A Viewing

**Appointmoor Rental**  
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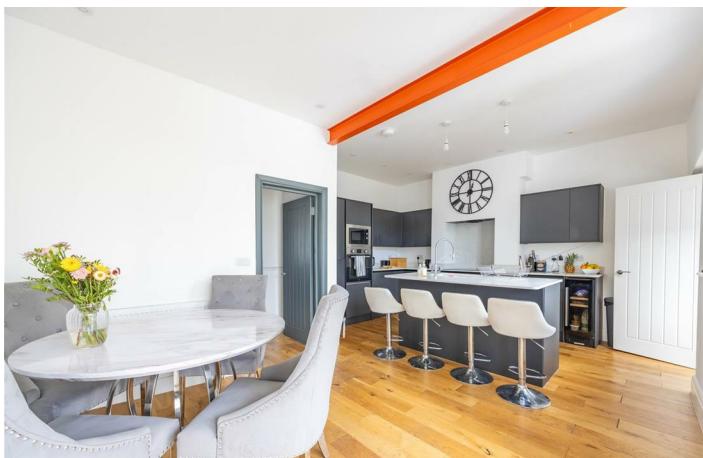
# Description

Welcome to Leighton Avenue, Leigh-On-Sea - a fantastic location for this stunning five-bedroom terraced family home. This property boasts not only two spacious reception rooms but also three modern bathrooms, providing ample space for all your family's needs. With a generous 1,482 sq ft of living space, this house offers plenty of room for comfortable living.

The five fantastic sized bedrooms ensure that everyone in the family has their own space to relax and unwind. The modern interior throughout the property adds a touch of elegance and style to the home.

Situated in the heart of Leigh-On-Sea, this property is centrally located to Leigh Broadway, offering an abundance of local amenities right at your doorstep. Additionally, the convenience of being within walking distance to both Leigh-On-Sea and Chalkwell stations makes commuting a breeze.

Don't miss out on the opportunity to rent this beautiful family home in a prime location. Book a viewing today.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	83
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	46
(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	

**AGENTS NOTES:** Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. Floor plans are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

**VIEWINGS:** BY APPOINTMOOR ESTATES ONLY