



FOR SALE

Fairway Gardens, Leigh-On-Sea SS9 4QB

Guide Price £375,000 Freehold Council Tax Band - C

893.00 sq ft

- Two Bedroom Semi-Detached Bungalow
- Spacious Room Sizes Throughout
- Off Street Parking And Garage Space
- Charming Well Maintained Garden Areas
- Large Lounge/Diner With Ornamental Fireplace Feature
- Beautiful Bay Windows Creating Character
- Quiet Road With Minimal Traffic
- Bright And Airy Conservatory
- Close To Nursery and Primary School
- Easy Access To The A127

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

appointmoor

Description

*** GUIDE PRICE £375,000-£400,000 ***

NO CHAIN

A spacious two-bedroom bungalow that makes you feel instantly at home. The welcoming hallway leads to a bright front bedroom with a charming bay window. A cosy yet roomy lounge/diner features an ornamental fireplace wall and flows into a versatile conservatory - perfect for your morning tea. With a practical kitchen, tiled shower room, and flexible second bedroom, comfort meets functionality throughout.

The property's exterior is thoughtfully landscaped with a decorative shingle and paved frontage, off-street parking, and an attached garage offering conversion potential (STPP). The rear garden is a split-level sanctuary, complete with a lawn, mature shrubbery, and a sense of privacy. Side access ensures easy movement between front and back, making garden maintenance and storage a breeze.

Nestled on a quiet road with minimal traffic, this home offers peaceful living without compromising on convenience. It's ideal for young families, with a nursery and primary school nearby. Outdoor lovers will appreciate proximity to Belfairs Woods and the seafront. Excellent transport links via the A127 and easy access to shops, dining, and leisure make this a well-connected haven.

Measurements

Hallway

16'9 x 3'9 x 7'6 (5.13m x 1.16m x 2.29m)

Bedroom 1

10'11 x 14'8 (3.35m x 4.49m into bay)

Bedroom 2

10'6 x 7'7 (3.22m x 2.32m)

Bathroom

5'4 x 7'10 (1.64m x 2.40m)

Kitchen

10'2 x 13'7 x 7'6 (3.12m into bay x 4.16m x 2.31m)

Lounge/Diner

10'7 x 24'4 (3.23m x 7.44m)

Conservatory

10'0 x 6'10 (3.05m x 2.09m)

Interior

This spacious home begins up a small flight of steps and into the hallway. On the right as you enter, you'll find the first bedroom. A delightful double room and plenty of space for wardrobes, featuring a bright bay window overlooking the front garden area of the property. Heading to the left and further into the home is the roomy lounge/diner, with space for a four seater table and several sofas, while managing to retain it's cosy feel with the ornamental fireplace wall. From here, there is access to the conservatory via sliding doors, a versatile space but in our opinion, an ideal spot to enjoy a morning cup of tea. Further down the hallway you'll find the kitchen, complete with base and wall units for storage, with the additional bonus of a bay window nook, perfect for a small table and chairs to enjoy your breakfast on. From here there is also access to the rear garden, as well as the conservatory. The shower room is adjacent, comprising of large walk in shower, hand basin and low level W/C, in calming white and blue tones and fully tiled. Completing the home is the second bedroom, which could be used as an office area or hobby room, whatever would best suit your needs.

Exterior

The bungalow has many outdoor benefits, one being an attached garage with potential to convert into an additional living space (subject to the relevant permissions). The front of the property is charmingly landscaped with decorative shingle and paving, with fenced boundaries and a drive way space for off street parking. The rear of the garden is split level with a laid to lawn section being accessed via several steps up. The borders of the garden comprise of well maintained mature shrubbery, making the area feel more private. There is side access beside the home via a pavement meaning convenient manoeuvring of items to and from the front and rear gardens.

Location

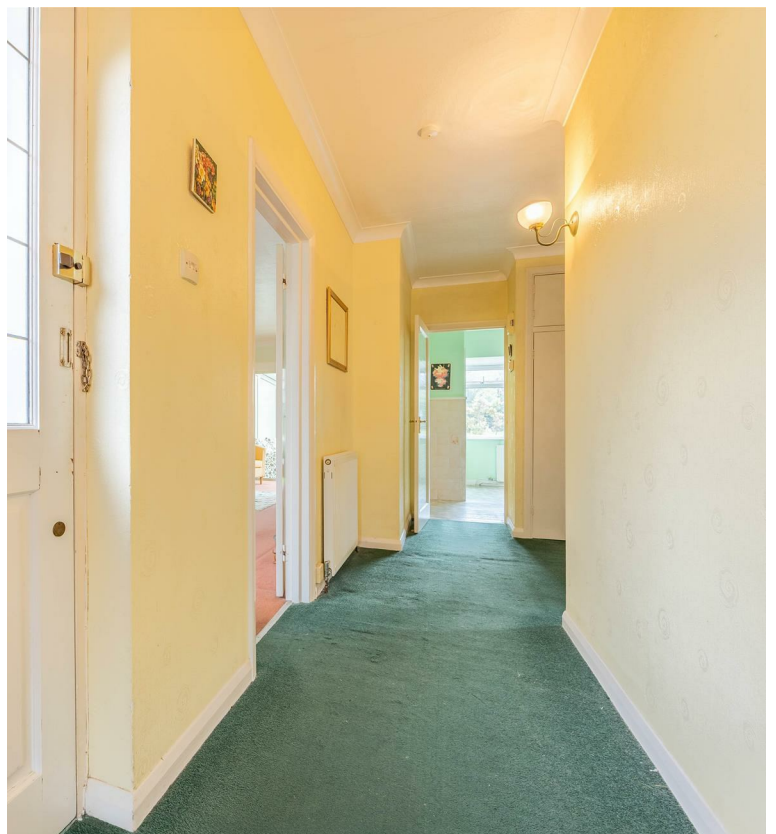
This two bedroom bungalow is set down a quiet road that doesn't frequent much traffic. A peaceful setting for those looking for a slower pace. Being within close distance to the local primary and nursery school, you couldn't wish for more if you are a younger growing family. If you are a fan of the outdoors, here you are a short drive to Belfairs Wood's and park, a place to enjoy outings walking the dog or taking your little one to play. With easy access to the A127, there is plenty more within easy reach. Restaurants, food shops and retail establishments are never far, plus a short drive to the sea front makes for summer days enjoying beach strolls with an ice cream in hand.

School Catchments

Fairways Primary School
Belfairs Academy

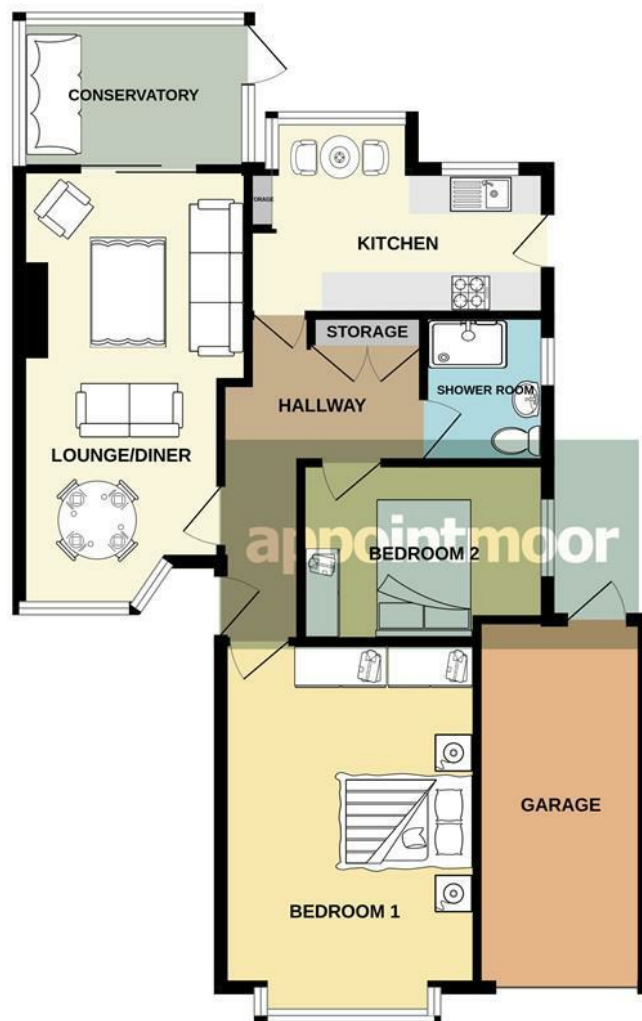
Tenure

Freehold.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 5/2025



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

AGENTS NOTES: Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars.

VIEWINGS: BY APPOINTMOOR ESTATES ONLY

appointmoor

Appointmoor Sales 72 The Ridgeway,
Chalkwell, Westcliff-on-Sea, Essex, SS0 8NU
T. 01702 719966 W. appointmoor.co.uk



facebook.com/appointmoor



Instagram.com/appointmoor_estate_agents



twitter.com/appointmoor



linkedin.com/company/appointmoor