



FOR SALE

Beach Avenue, Leigh-On-Sea SS9 1HD

Offers In Excess Of £650,000 Freehold Council Tax Band - D 1463.89 sq ft

- Three Double Bedrooms
- Seamless Large Breakfast Room And Kitchen
- Approximately 4 Minutes Walk To Chalkwell Station
- Versatile Summer House
- Blending Charming Period Features With Contemporary Finishes
- Short Stroll To Chalkwell Beach, Local Cafés And Leigh Broadway
- Tranquil Landscaped Garden
- Modern Family Bathroom
- Well Appointed Contemporary Kitchen
- Large Top Floor Bedroom With En-Suite

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

appointmoor

Description

****UNEXPECTEDLY BACK ON THE MARKET****

Ideally situated on the highly desirable Beach Avenue in Leigh-on-Sea, this beautifully presented three-bedroom terraced house spans three generous floors, combining classic period features with stylish modern living.

The home boasts a spacious, open-plan kitchen and breakfast room—perfectly designed for hosting family gatherings and social occasions.

Complementing this is a bright and contemporary family bathroom, elegant bay windows, and stunning original stained glass detailing throughout.

Outside, the landscaped rear garden offers a peaceful retreat with a well-appointed summer house, ideal for home working or entertaining. Just a short walk to Chalkwell Beach and approximately a 4 minute walk to Chalkwell train station, this property offers the best of coastal living with excellent commuter links.

Measurements

12'9" (3.91)

Entrance Hall - 5'2 x 17'0 x 4'5 - (1.60m x 5.20m x 1.37m)

Lounge - 15'4 x 10'4 - (4.68m x 3.17m)

Kitchen/Breakfast Room - 20'0 x 7'1 7'10 x 23'11 - (6.10m x 2.18m 2.40m x 7.30m)

Landing - 16'7 x 3'10" x 6'4" - (5.07m x 1.17m x 1.94m)

Bathroom - 6'9 x 9'1 - (2.06m x 2.77m)

Bedroom 1 - 7'7 x 18'5 x 10'4 - (2.33m x 5.62 x 3.15m)

En-suite - 5'1 x 5'0 - (1.55m x 1.53m)

Bedroom 2 - 15'10 x 9'4 - (4.58m x 2.85m)

Bedroom 3 - 8'10 x 12'9 - (2.71m x 3.91m)

Ground Floor

The ground floor is designed for both everyday comfort and effortless entertaining. At its heart lies a spacious kitchen and breakfast room, flooded with natural light from a stunning and bold skylight. To the front, the elegant lounge features a classic bay window that fills the room with light and showcases the property's charming period character. To the rear, stylish bifolding doors seamlessly connect the interior to the landscaped garden, creating a wonderful indoor-outdoor flow perfect for summer entertaining.

First Floor

The first floor offers two double sized bedrooms, each beautifully presented and filled with natural light, ideal for family living or guest accommodation.

A sleek and modern 4 piece suite family bathroom serves this level, featuring high-quality fixtures and a stylish finish, perfect for relaxing after a long day.

The spacious landing adds an unexpected bonus—large enough to accommodate a home office, reading nook, or creative workspace next to a standing balcony, ideal for breathing in the fresh morning air with a coffee in hand.

Second Floor

Bedroom 1, situated at the top of a modern style carpet stairway, makes an ideal space for extra privacy. The bedroom also has use of the en-suite shower room. Convenient built in storage cupboards makes finding space for your belongings a breeze.

Exterior

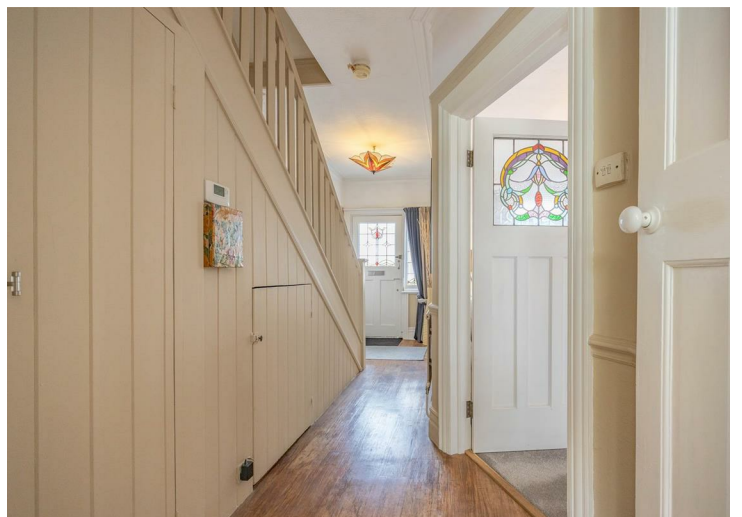
The rear garden is blissfully landscaped, highlighting the seaside life style with the growing palm tree and summer house at the end of the garden. The front of the property features a brick boundary and metal gate entry.

Location

Positioned close to the Estuary, this road offers a quiet, suburban atmosphere while remaining within walking distance of the popular Leigh Broadway shopping area, Old Leigh's historic waterfront, and the local beaches. Beach Avenue benefits from excellent transport links, including nearby Chalkwell railway station being approximately only a 4 minute walk away. The neighbourhood is also served by good local schools, parks, and a variety of independent shops, cafes, and seafood restaurants, giving it a vibrant yet relaxed community feel.

School Catchments

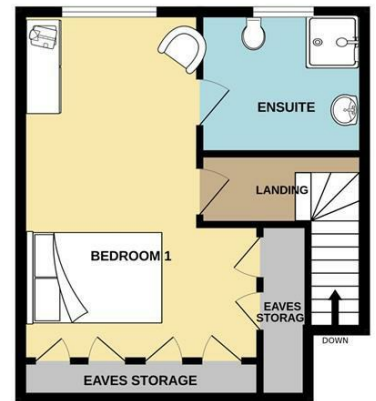
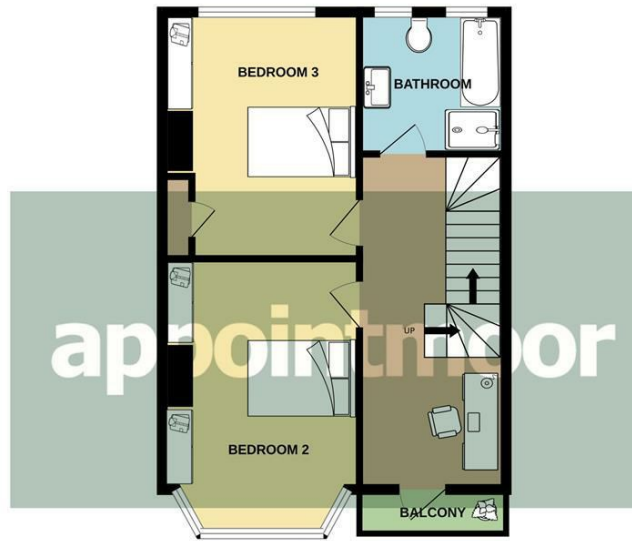
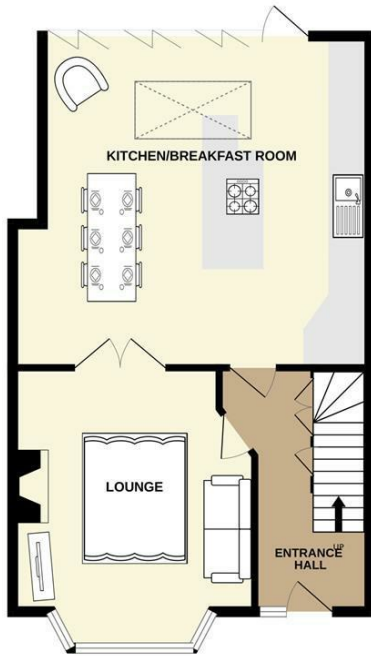
Chalkwell Hall Infant and Chalkwell Hall Junior Schools
Belfairs Academy



GROUND FLOOR

1ST FLOOR

2ND 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 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 ©2026



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	83

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