



# FOR SALE

**Highlands Boulevard,  
Leigh-On-Sea SS9 3QU**

Asking Price £675,000 Freehold Council Tax Band - E

3  1  2  1300.00 sq ft

- Extended Three Bedroom Family House
- Stunning Open Plan Kitchen/Lounge/Diner With Skylights
- Concealed Separate Utility Room And Ground Floor Cloakroom
- Sought After Location With Views Of Belfairs Woods
- Modern Bathroom With Bath And Overhead Shower
- Garage Providing Additional Storage Space
- Beautiful Period Features Including Stained Glass Windows & Fireplaces
- South West Facing Rear Garden With Seamless Indoor Outdoor Flow
- Driveway Parking For Two Vehicles
- Local Transport Links To London And Vibrant Local Amenities

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

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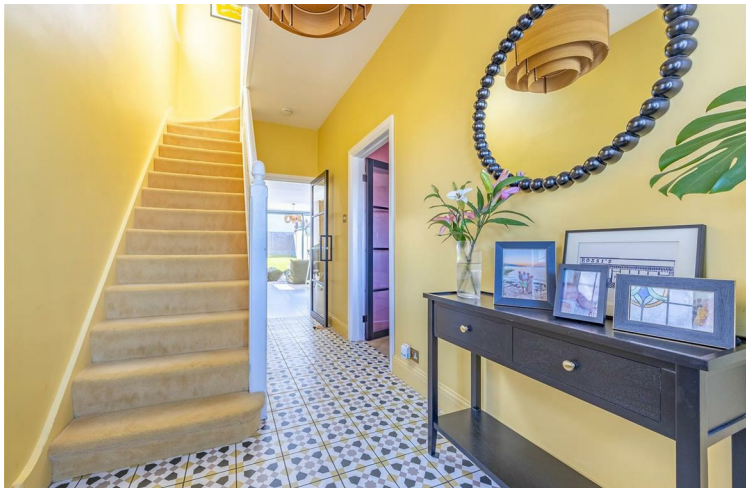
## Description

This beautifully presented home effortlessly combines period charm with contemporary living, offering a thoughtfully designed layout ideal for modern lifestyles. From the characterful entrance hall to the impressive open-plan kitchen/lounge/diner, every space has been carefully curated to balance comfort and style, with abundant natural light enhancing the sense of space throughout.

The property continues to impress externally, with generous off-street parking, a useful garage, and a superb south-west facing garden designed for both relaxation and entertaining. The seamless connection between the indoor living space and the outdoor patio creates a sociable and versatile environment, perfect for hosting or unwinding in the warmer months.

Perfectly positioned in a sought-after Leigh-on-Sea location, this home offers the best of both worlds—peaceful surroundings with Belfairs Woods on the doorstep, alongside excellent access to vibrant local amenities and fast transport links into London. It is an ideal setting for families, professionals, and those seeking a balanced lifestyle.





## Measurements

Lounge/Kitchen/Diner

7.50m x 6.76m to furthest points (24'7" x 22'2" to furthest points)

Utility

1.71m x 1.40m (5'7" x 4'7")

W/C Cloakroom

1.27m x 1.40m (4'1" x 4'7")

Living Room

3.35m into alcove > 2.99m x 5.17m into bay (10'11" into alcove > 9'9" x 16'11" into bay)

Hallway

1.90m x 4.69m (6'2" x 15'4")

Landing

2.46m x 1.24m (8'0" x 4'0")

Bedroom 1

5.18m into bay x 2.83m (16'11" into bay x 9'3")

Bedroom 2

2.79m x 4.27m (9'1" x 14'0")

Bedroom 3

3.37m x 2.14m (11'0" x 7'0")

Bathroom

2.60m x 2.03m (8'6" x 6'7")

## Ground Floor

The home opens into a bright and inviting entrance hall, where beautiful stained glass windows provide an immediate sense of character and timeless charm. The living room offers a warm, homely atmosphere, centred around a gas fireplace and enhanced by a classic bay window. To the rear, the stunning open-plan kitchen/lounge/diner forms the heart of the home. Designed in elegant neutral tones, the contemporary kitchen is fitted with integrated appliances and a striking central island—perfect for both casual dining and entertaining. This impressive space seamlessly accommodates areas for relaxation, television viewing, and formal dining, all illuminated by skylights producing an abundance of natural light. Thoughtfully designed cabinetry conceals an integrated office desk, ideal for home working, alongside access to a separate utility room and a convenient W/C cloakroom.

## First Floor

The first bedroom is generously proportioned and features built-in wardrobes and drawers, alongside a charming bay window with shutters that frame tranquil views across Belfairs Woods. The second

bedroom is a well-sized double, also benefiting from fitted wardrobes. The third bedroom provides an ideal space for a child or nursery. Completing the floor is a stylish bathroom finished in warm gold and beige tones, featuring a deep bath with overhead shower, a vanity unit with integrated sink, and a W/C.

## Exterior

Externally, the property offers driveway parking for two vehicles, with steps leading up to the front door beneath a sheltered porch. A garage, accessed from the driveway, provides useful additional storage space. The south-west facing rear garden is predominantly laid to lawn and complemented by a tiled patio area that mirrors the interior flooring—creating a seamless indoor-outdoor flow. Expansive sliding doors open fully to unite the living space with the garden, making it ideal for entertaining and enjoying sunny afternoons.

## Location

Situated on the highly desirable Highlands Boulevard in Leigh-on-Sea, this property enjoys a prime position within easy reach of Belfairs Woods, offering beautiful natural surroundings and scenic walks. Leigh-on-Sea's vibrant Broadway is nearby, renowned for its array of boutique shops, cafés, and restaurants. Excellent transport links include nearby Leigh-on-Sea railway station, providing direct access into London Fenchurch Street, making it ideal for commuters. The area is also well-served by reputable schools and local amenities, further enhancing its appeal for families and professionals alike.

## School Catchments

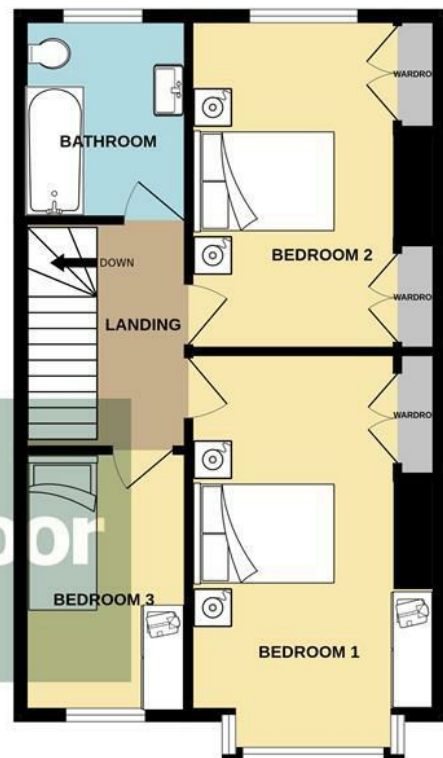
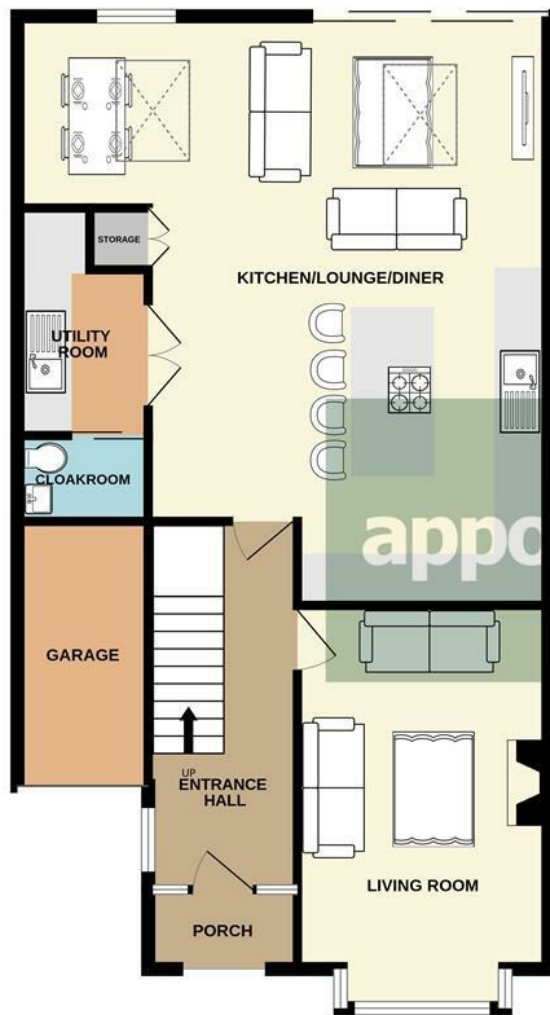
West Leigh Infant School and West Leigh Junior Schools  
Belfairs Academy

## Tenure

Freehold







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.

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| 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 |           |

**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.

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Appointmoor Sales 72 The Ridgeway,  
Chalkwell, Westcliff-on-Sea, Essex, SS0 8NU  
T. 01702 719966 W. [appointmoor.co.uk](http://appointmoor.co.uk)

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