



# FOR SALE

**Beach Avenue,  
Leigh-On-Sea SS9 1HB**

Asking Price £850,000 Freehold Council Tax Band - F

1614.00 sq ft

- Four Bedroom Detached Home Over Three Spacious Floors
- Prime Location Just Moments From The Beach, Parks, And Chalkwell Train Station
- Driveway Parking With Space For Multiple Vehicles
- Modern Country Style Kitchen With Abundant Storage
- Relaxing Sea View Balconies
- Beautiful Period Features Including Stained Glass Windows
- Bedroom One With En-Suite And Built-In Wardrobes
- Cosy Lounge With Log Burner Fireplace For Comfortable Winter Evenings
- Rear Garden With Paved Steps And Laid To Lawn Area
- Walking Distance To Leigh Broadway, Boutique Shops, Cafes, And Old Leigh's Waterfront

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

**appointmoor**



## Description

WOULD YOU BENEFIT FROM A HOME LOCATION CLOSE TO THE BEACH, TRAIN STATION AND PARKS?

This beautifully presented four-bedroom detached home offers space over three floors, style, and an excellent location. With driveway parking and a prime area close to many local amenities, it's an ideal choice for families and professionals alike. There is also potential to extend this already spacious family home (STPP).

At the heart of the home lies a stunning and seamless kitchen, dining, and living area. Designed for modern living yet in-keeping with its period charm, this bright and spacious hub features sleek bi-folding doors that open onto the rear garden, creating a perfect setting for entertaining family and friends or enjoying relaxed day-to-day living. Other great

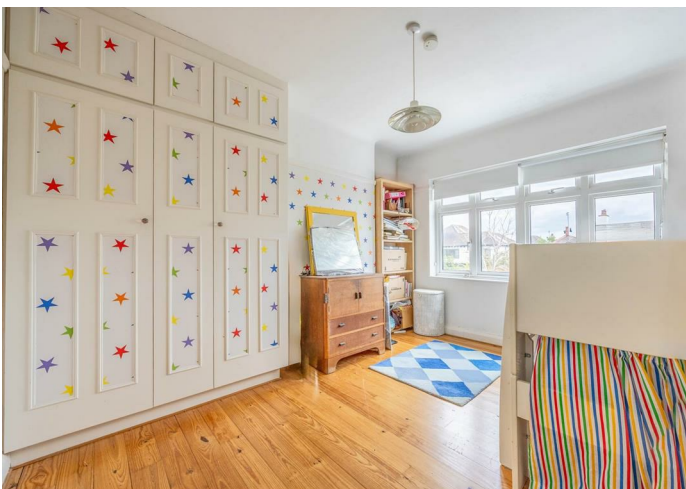
features of this home include sea view balconies and beautiful stained glass windows throughout.

Situated close to the beach, the property is ideal for those who enjoy coastal living. It's conveniently located directly across the road from Chalkwell Train Station, offering easy access for commuters, and is also close to local parks and green spaces, wonderful for dog walks or letting children play in the fresh air.

This is your opportunity to secure a stylish and versatile home in a highly sought-after location.







## Measurements

Lounge

15'6 x 10'11 (4.74m x 3.35m)

Kitchen

16'7 x 13'4 (5.07m x 4.08m)

Dining Area

24'4 x 6'2 (7.42 x 1.90m)

Living Area

19'3 x 10'1 (5.89m x 3.08m)

Hallway

15'11 x 5'0 (4.87m x 1.54m)

Shower Room

3'10 x 9'6 (1.19m x 2.92m)

Bedroom 1

16'0 x 13'10 (4.90m x 4.24m)

En-Suite

5'6 x 4'7 (1.69m x 1.40m)

Bedroom 2

16'0 x 9'4 (4.89m x 2.85m)

Bedroom 3

12'11 x 10'11 (3.94m x 3.34m)

Bedroom 4

12'6 x 6'5 (3.82m x 1.98m)

Bathroom

8'10 x 5'0 (2.71m x 1.54m)

Office

6'0 x 8'5 (1.84m x 2.58m)

## Ground Floor

Step through a welcoming porch surrounded by windows, creating a light-filled entrance to this versatile home. Upon entry, a room to your right, currently used as a fourth bedroom, offers flexibility and could easily serve as a home office or guest space. There is a convenient fully tiled, 3 piece suite shower room on this floor. Continue down the entrance hall to discover the hub of the home: a bright and spacious open-plan kitchen, dining, and living area. This stunning space is flooded with natural light, thanks to wonderful modern bi-folding doors that open directly onto the garden, perfect for indoor-outdoor living and entertaining. The modern country style kitchen has plenty of space to house your culinary belongings with an abundance of base and wall units. To the front of the property, a separate lounge provides a cosy retreat, with log burner fireplace, ideal for relaxing evenings in the winter months. This thoughtfully designed ground floor blends comfort, style, and flexibility, offering modern living with room to adapt to your needs.

## First Floor

As you ascend to the first floor, you're greeted by a well-appointed family bathroom to your right, featuring a modern suite complete with a bath, corner shower, low-level W/C and a stylish hand basin. Straight ahead lies bedroom 3, a double room overlooking the rear garden. Next door, bedroom 2 is full of charm and space, boasting a beautiful bay window and an eye-catching ornamental fireplace, adding warmth and character. Further along the landing, a versatile area currently used as a home office leads out to a private balcony where you can

take in beautiful sea views, a perfect spot for a morning coffee or quiet reflection. The staircase to the upper floor is located here.

## Second Floor

Step up to the second floor and into bedroom 1. This airy and light-filled space features multiple windows that flood the room with natural brightness, creating a calm and relaxing atmosphere. Thoughtfully designed for comfort and convenience, the room includes built-in wardrobes to neatly house your belongings, as well as an en-suite shower room for added privacy from the rest of the home. One of the standout features is the private balcony, offering sea views, an idyllic setting to start or end your day in peace.

## Exterior

This property offers excellent kerb appeal with a private paved driveway providing ample parking for multiple vehicles. To the rear, the garden has paved steps leading down from the kitchen/dining/living area, creating a seamless flow from indoor to outdoor living. The remainder of the garden is laid to lawn, offering a safe area for children to play or for enjoying summer evenings in the open air.

## Location

Beach Avenue offers a peaceful, suburban setting while keeping you close to everything Leigh-on-Sea has to offer. Just a short stroll brings you to the vibrant Leigh Broadway with its array of boutique shops, bars, and cafes, as well as the characterful charm of Old Leigh's historic waterfront and the nearby beaches. Commuters will appreciate the excellent transport links, with Chalkwell Station only around a couple of minutes walk away, providing direct access into London. The area is also well-served by highly regarded schools, local parks, and a mix of independent eateries and seafood restaurants, creating a lively yet laid-back community vibe that perfectly blends lifestyle and location.

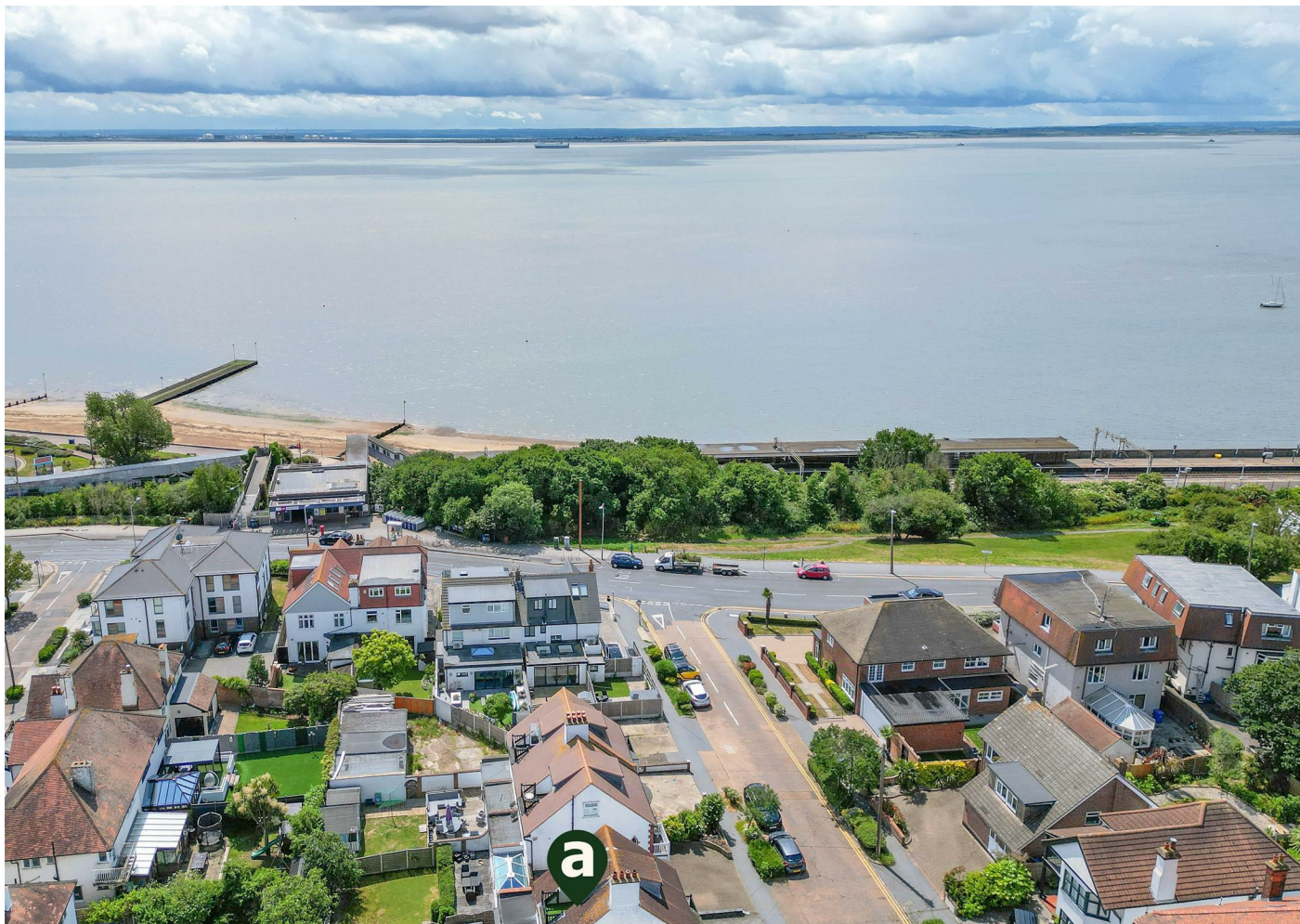
## School Catchments

Chalkwell Hall Infant and Chalkwell Hall Junior Schools  
Belfairs Academy

## Tenure

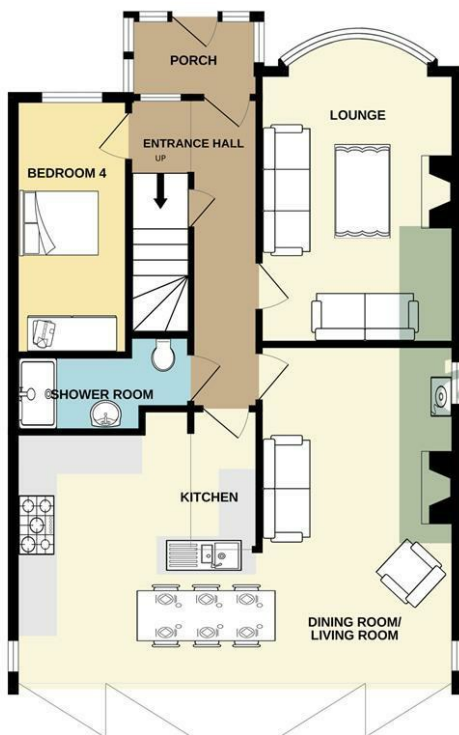
Freehold.



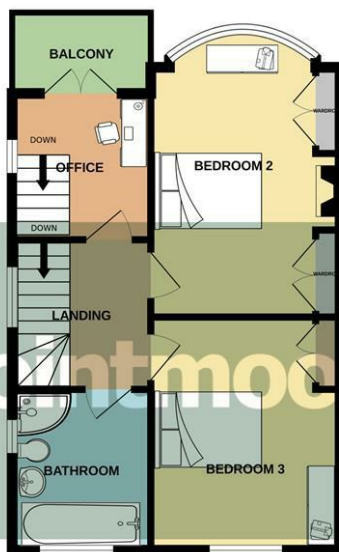




GROUND FLOOR



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 ©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 <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:** 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



facebook.com/appointmoor



instagram.com/appointmoor\_estate\_agents



twitter.com/appointmoor



linkedin.com/company/appointmoor

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