



# FOR SALE

**Lord Roberts Avenue,  
Leigh-On-Sea SS9 1ND**

**£480,000 Freehold**

- End Terrace House
- Three Bedrooms
- Two Reception Rooms
- Bathroom, En-Suite & Cloakroom
- Bright Fitted Kitchen
- Character Features Throughout
- West Facing Rear Garden
- Central Leigh Location
- Moments from Leigh Road & Broadway
- Fantastic Family Home

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

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## Description

Wonderful end terrace three bedroom house in a popular and sought-after central Leigh location, moments from Leigh Road and the fashionable Broadway and a short walk to the station and seafront. This quirky character property is full of charm throughout including stained glass windows and feature fireplaces. To the ground floor are two good size reception

rooms, bright kitchen and WC and to the first floor are three bedrooms with en-suite to master and family bathroom. Externally there is a well kept west facing rear garden with decking and lawn areas. Set in the Chalkwell Hall and Belfairs school catchment areas, viewing is highly advised.

### Entrance

Brick wall enclosed front garden with path to front door. Wooden front door with stained glass side window into hallway with wooden floor, radiator and picture rail. Stairs to first floor with under stair cupboard.

### Lounge

17'9 into bay x 13' (5.41m into bay x 3.96m)  
Lounge to front aspect; bay window with stained glass panels, wooden floor, radiator, picture rail, ceiling rose and feature brick fireplace.

### Dining Room

16'10 into bay x 11'9 (5.13m into bay x 3.58m)  
Dining room to rear aspect with double glazed bay window and french doors out to rear garden. Wooden floor, radiator, picture rail, ceiling rose, ceiling fan light and feature brick fireplace. Open door way to kitchen.

### Kitchen

13'5 max x 8'3 (4.09m max x 2.51m)  
Kitchen to rear aspect with double glazed window to rear, wooden floor and inset spotlights. Range of wall and base units with wooden work surface and subway tiled splash backs, double ceramic butler sink with mixer tap and space for appliances.

### WC

Ground floor cloakroom with tiled floor, radiator, inset spotlights, extractor fan , WC and wash hand basin.

### First Floor

Stairs to first floor landing with fitted carpet and decorative stained glass window to side. Loft hatch and doors to all rooms.

### Bedroom 1

17'9 into bat x 13'9 (5.41m into bat x 4.19m)  
Bedroom to front aspect with fitted carpet, bay window with stained glass panels, picture rail, ceiling rose, radiator and decorative tiled fireplace with marble hearth. Door to en-suite.

### En-Suite

10'3 x 6'3 (3.12m x 1.91m)  
Two piece en-suite comprising of vanity wash hand basin and corner shower cubicle with curved glass door. Obscure double glazed window to front aspect, tiled walls, wooden effect floor, inset spotlights, chrome heated towel rail and further door to landing.

### Bedroom 2

14'1 x 11'2 (4.29m x 3.40m)  
Bedroom to rear aspect with double glazed window, laminate floor, radiator and picture rail.

### Bedroom 3

10'6 max x 8'10 (3.20m max x 2.69m )  
Bedroom to rear aspect with fitted carpet, double glazed square bay window, radiator and picture rail.

### Bathroom

8'6 x 5'2 (2.59m x 1.57m)  
Three piece bathroom comprising of WC, pedestal wash hand basin and bath with telephone style mixer tap and shower attachment. Obscure double glazed window to side aspect, vinyl floor, radiator, inset spotlights, half panelled walls and picture rail.

### Rear Garden

Pleasant west facing rear garden commencing with decking area to lawn and further rear decking to back. Timber fencing, mature shrubbery and garden shed.

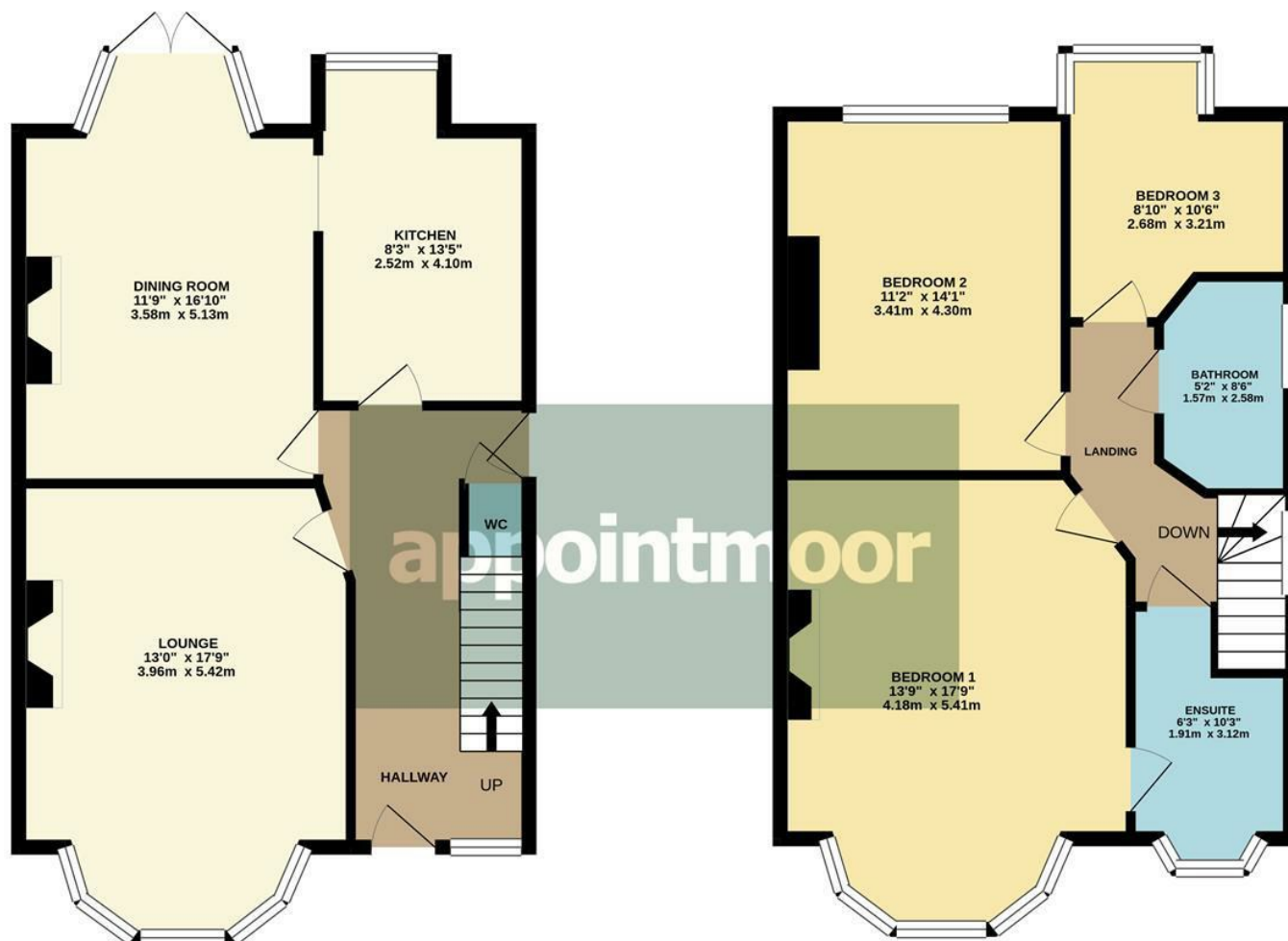






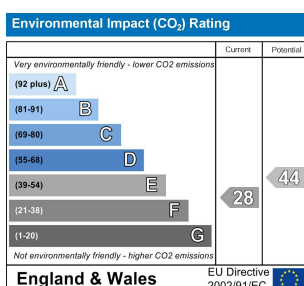
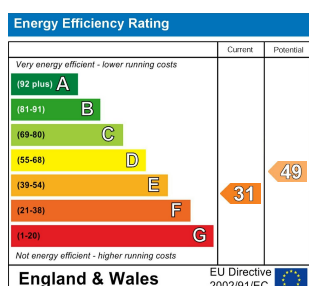
GROUND FLOOR  
603 sq.ft. (56.1 sq.m.) approx.

1ST FLOOR  
597 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 1200 sq.ft. (111.5 sq.m.) approx.

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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