



# FOR SALE

## Flemming Avenue, Leigh-On-Sea SS9 3AW

Offers Over £750,000 Freehold Council Tax Band - E

1915.99 sq ft

- Four Double Bedroom Detached House In Leigh-On-Sea
- Flowing Layout With Multiple Reception And Dining Areas
- Dual Access Driveway With Parking For Multiple Vehicles
- Stylish Kitchen With Abundance Of Base And Wall Units
- Versatile Rooms And Outbuilding
- Beautifully Proportioned Living Spaces With Period Charm
- Grand Dark Wood Theme Throughout Adds Elegance To The Interior
- Bedroom One Features A Separate Dressing Room
- High Ceilings And Ornate Cornicing Create Timeless Period Style
- Sought After Location Close To Shops, Sea And Station

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

**appointmoor**

## Description

From ornate cornicing to beautifully flowing living spaces, this home blends timeless elegance with modern family comfort. With spacious reception rooms, bay windows, and period features throughout, each corner offers an opportunity for both grand entertaining and family living. Four generously sized bedrooms upstairs ensure there's room for everyone to have their own peaceful sanctuary.

The rear garden is a true gem - ideal for kids, pets and summer entertaining. Raised patio areas, a multi-use summer house and two storage sheds provide practical space without compromising on beauty. At the front, a striking façade and

dual-access driveway with room for multiple cars elevate the property's stature and functionality.

Set in the sought after Leigh-On-Sea area, this property is perfectly positioned for convenience and lifestyle. Close to local amenities and just a short distance to Old Leigh and the seafront, you're never far from excellent dining, coastal walks or the train into the city. It's a location that balances all aspects and ticks boxes!





## Measurements

Hallway  
Living Room  
7.77m > 6.45m x 5.21m (25'6 > 21'2 x 17'1)  
Breakfast/Utility Room  
3.05m x 2.59m (10'0 x 8'6)  
Kitchen  
4.52m x 3.35m (14'10 x 11'0)  
Lounge/Dining Room  
7.14m x 4.93m reduce to 3.86m (23'5 x 16'2)  
Study  
2.72m x 2.44m (8'11 x 8'0)  
Shower Room  
Bathroom  
3.07m x 2.64m (10'1 x 8'8)  
Bedroom One  
4.83m x 3.12m (15'10 x 10'3)  
Dressing Room  
2.82m x 2.44m (9'3 x 8'0)  
Bedroom Two  
4.27m x 3.35m (14'0 x 11'0)  
Bedroom Three  
4.27m x 2.44m (14'0 x 8'0)  
Bedroom Four  
3.84m x 2.24m (12'7 x 7'4)  
Garage/Storage

## Ground Floor

As you step through the front door, you're greeted by a charming cloakroom hallway – the perfect place to hang coats and shoes after a busy day. This leads into a magnificent living room, bathed in light from two elegant bay windows. The space is versatile and inviting, with an ornamental fireplace as its centrepiece. Picture a baby grand piano and Chesterfield sofas setting the tone for refined gatherings or quiet evenings. From here, a small hallway offers three directions. To the left lies the breakfast room and utility space, a natural continuation of the kitchen, with calming beech wood tones, soft green cabinetry, and ample storage. Straight ahead is the ground floor shower room, complete with a generous corner shower, WC, and hand basin. To the right, the home opens into the impressive lounge and dining areas, the heart of this residence. With high ceilings, ornate cornicing and enough space for large family sofas and a full dining set, this area is ideal for both entertaining and relaxing. French doors lead to the rear garden, while a striking dark wood staircase and access to the study/storage/garage space complete this flowing and beautifully proportioned ground floor layout.

## First Floor

Ascending the staircase, you're welcomed to the first floor. To the right, bedroom 1 overlooks the peaceful rear garden and features it's own dressing room for convenient organisation of your clothes. There is also access to a stylish Jack and Jill style, tiled bathroom shared with the adjacent bedroom 2, with it's spacious layout and

front facing views. Bedroom 4 follows along next, a comfortable double with space for wardrobes and personal touches. At the end of the landing is bedroom 3, another spacious double. Each bedroom offers comfort, light and room for each family member to create a tranquil retreat of their own.

## Exterior

Step into a generous rear garden where landscaped details meet expansive green space. A patio area provides the perfect spot for outdoor dining or morning coffee, overlooking a large lawn perfect for children's games or pets at play. A summer house outbuilding to the rear of the garden provides flexibility as a creative studio or entertainment hub, while two additional sheds offer plenty of storage. Side access connects the garden to the front, where the paved driveway with dual entrances, accommodates multiple vehicles. The home's bold monochrome façade and commanding presence give it undeniable curb appeal.

## Location

This home offers the best of Leigh-On-Sea living – a location that blends coastal charm and urban convenience in one of Essex's most sought-after postcodes. Within walking distance, you'll find Leigh Broadway, a thriving high street bursting with independent boutiques, artisan cafés, award-winning restaurants, and stylish wine bars. Whether you're after a relaxed brunch, an evening out, or a spot of boutique retail therapy, the area caters to every taste. A short drive or cycle takes you to the Leigh-On-Sea train station, offering direct links to London Fenchurch Street in under an hour – perfect for city commuters seeking coastal tranquillity after a long day. For lovers of the outdoors, Old Leigh is just a short drive away – a quaint, historic fishing village with cobbled streets, traditional pubs, fresh seafood stalls and coastal walking trails that wind along the estuary. Here, you can enjoy sunny days with fish and chips by the water, paddleboarding at sunset, or sipping wine as boats bob gently in the marina. Families will appreciate proximity to well regarded local schools, green parks like Belfairs Woods. A perfect location for raising your family.

## School Catchments

Blenheim Primary School and Children's Centre.  
Belfairs Academy.

## Tenure

Freehold.





GROUND FLOOR



1ST 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	67	80

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**

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

-  [facebook.com/appointmoor](https://facebook.com/appointmoor)
-  [instagram.com/appointmoor\\_estate\\_agents](https://instagram.com/appointmoor_estate_agents)
-  [twitter.com/appointmoor](https://twitter.com/appointmoor)
-  [linkedin.com/company/appointmoor](https://linkedin.com/company/appointmoor)