



# FOR SALE

**Westleigh Avenue,  
Leigh-On-Sea SS9 2LF**

£775,000 Freehold Council Tax Band - D

4  3  1  1754.53 sq ft

- 4 spacious bedrooms
- 2 modern bathrooms
- 1 cosy reception room
- Extremely well maintained
- Located on Westleigh Avenue
- Family-friendly neighbourhood
- Close to Leigh-On-Sea amenities
- Generous 1,755 sq ft space
- Ideal family home
- Viewing recommended

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

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# Description

Situated on the charming Westleigh Avenue in Leigh-On-Sea, this exceptionally well-maintained family home offers a perfect blend of comfort and style. Spanning an impressive 1,755 square feet, this delightful property features four spacious bedrooms, making it an ideal choice for families seeking ample living space.

Upon entering, you are greeted by a welcoming reception room that sets the tone for the rest of the home. The layout is thoughtfully designed to provide both privacy and a sense of togetherness, ensuring that family life can be enjoyed to the fullest. The two well-appointed bathrooms add convenience for busy mornings and provide a touch of luxury for relaxation.

The property is not only aesthetically pleasing but also practical, having been meticulously cared for, which is evident in every corner. The surrounding area of Leigh-On-Sea is known for its vibrant community and picturesque seaside charm, offering a variety of local amenities, schools, and recreational activities.

This home is perfect for those looking to settle in a friendly neighbourhood while enjoying the benefits of a spacious and well-equipped residence. With its generous living space and prime location, this four-bedroom house on Westleigh Avenue is a wonderful opportunity for families seeking their next home. Do not miss the chance to make this lovely property your own.

## Hallway

The entrance hallway welcomes you with crisp white tiles and a striking navy blue feature wall that adds a hint of colour and contrast. The staircase with carpet runner leads to the upper floors, enhancing the sense of warmth and homeliness.

## Lounge

This inviting reception room is filled with natural light pouring in from a large bay window. The space is enhanced by a deep blue feature wall with built-in shelving and a traditional-style fireplace, creating a cosy focal point. Wood-effect flooring adds warmth and would complement any furniture you choose to add, offering a comfortable and stylish setting for relaxing or entertaining.

## Kitchen / Dining Room / Family Room

19'4" x 5'5" / 17'11" x 12'8" max (5.89m x 1.65m / 5.47m x 3.86m max)

The open-plan family room and kitchen/dining area is a bright and modern space, dominated by large white tiles and white walls that amplify the light. The family room has a green accent wall that adds a touch of colour and warmth. The kitchen features sleek white cupboards, integrated appliances, and a central island with bar stools. Skylights and French doors open to the garden, filling the space with natural light and creating a seamless flow between indoor and outdoor living.

## Cloakroom

The cloakroom features patterned tile walls with a quirky, eclectic design paired with a small sink and toilet. A frosted window allows natural light while maintaining privacy, adding to the room's character and charm.

## Bedroom 1 & En-Suite

21'4" max x 16'2" max (6.50m max x 4.92m max)

Bedroom 1 occupies the top floor and is a spacious, bright room with sloped ceilings and two skylights. It features neutral tones and fitted wardrobes along one wall, providing ample storage. The adjoining ensuite bathroom is practical and well-lit, fitted with a shower, toilet and basin, making this an excellent master suite.

## Bedroom 2

16'6" into bay x 13'5" max (5.03m into bay x 4.08m max)

Bedroom 2 is a generous double room on the first floor, with a large bay window that floods the space with natural light. The room has a neutral decor with built-in wardrobes flanking a traditional

fireplace, combining period features with modern style.

## Bedroom 3

13'5" max x 12'8" max (4.09m max x 3.86m max)

Bedroom 3 is another well-proportioned double room on the first floor with neutral tones. The room benefits from a window overlooking the garden and built-in storage, with a calm and comfortable atmosphere.

## Bedroom 4

8'0" into bay x 7'0" (2.43m into bay x 2.14m)

Bedroom 4 is a smaller room on the first floor, ideal as a child's bedroom or study. It has a bay window allowing in plenty of natural light and neutral décor throughout.

## Bathroom

The family bathroom on the first floor is a stylish room combining traditional charm with contemporary fittings. It features a classic claw-foot bath, a walk-in shower with glass enclosure, and a white toilet with contrasting black seat. Black hexagonal floor tiles pair beautifully with white subway tiled walls, creating a fresh and inviting space.

## Study

The study is a cosy, well-lit room with deep green walls providing a soothing backdrop. A large bay window allows plenty of daylight to flood in, creating a perfect workspace within the home.

## Gym

The gym is situated in the outbuilding. The room has white walls and a vaulted ceiling with exposed beams, providing a bright and airy environment for workouts.

## Rear Garden

The rear garden is beautifully maintained with an artificial lawn bordered by a paved path leading directly from the house to the far end. The garden is enclosed by white-painted walls and lush greenery, creating a private outdoor retreat. At the back, there is a summer house providing a peaceful spot for relaxation or hobbies.





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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>82</b>
	<b>57</b>	
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.

**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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