



# FOR SALE

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

**£485,000 Freehold**

- Highlands Estate
- Semi-Detached House
- Three Double Bedrooms
- Three Reception Rooms
- Neutral Decor Throughout
- Fantastic Family Home
- Westleigh Catchment
- Detached Garage
- Off Street Parking
- Great Leigh Location

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

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## Description

Fantastic semi-detached family home in the popular and sought after Highlands Estate in Leigh. Situated in the Westleigh catchment area close to Belfairs Woods and convenient for Leigh Broadway and schools. This spacious property is neutrally decorated throughout and offers a lounge, dining room, kitchen, cloakroom and conservatory to the ground floor with three

double bedrooms and shower room to the first floor. Externally there is a well maintained private rear garden, off street parking to front and detached garage with power and lighting. Viewing on this superb property is highly advised.

### Entrance

Front garden with mature shrubbery & side area for off street parking. Double glazed front door into hallway.

### Hallway

Welcoming hallway with stairs to first floor with under stair storage and doors to all rooms.

### Lounge

15' x 11' (4.57m x 3.35m)

Lounge to front aspect with double glazed bay window, feature fireplace, fitted carpet, radiator and ceiling rose with pendant light. Double glazed french doors to conservatory.

### Conservatory

12'3 x 9'10 (3.73m x 3.00m)

Double glazed conservatory with fitted carpet, radiator, apex roof and double doors out to rear garden.

### Dining Room

15' x 11'7 (4.57m x 3.53m)

Dining room with double glazed square bay window to front aspect and stained glass window to side, fitted carpet, two radiators and feature cast iron fireplace with gas fire, wooden mantle and tiling.

### Kitchen

10'7 x 9' (3.23m x 2.74m)

Kitchen to rear aspect with a range of contemporary wall & base units with granite work surface and mosaic tiled splash backs, one & a quarter bowl enamel sink, under cabinet lighting, radiator, wall mounted TV point, spotlights and double glazed door & window to rear garden. Integrated appliances include double oven, four ring ceramic hob with extractor, fridge freezer, dishwasher and washer dryer.

### Cloakroom

Two piece cloakroom comprising of white suite WC and vanity wash hand basin with monobloc tap. Double glazed obscure window to side, tiled floor, radiator and tiled walls.

### First Floor

Stairs to first floor, landing with cupboard housing gas boiler and doors to all rooms.

### Bedroom 1

15'1 x 11'6 (4.60m x 3.51m)

Master bedroom with dual aspect windows to front and rear aspects, picture rail, radiator, fitted carpet and two pendant lights.

### Bedroom 2

12'2 x 10'11 (3.71m x 3.33m)

Double bedroom to front aspect with double glazed window, picture rail, radiator, fitted carpet and pendant light.

### Bedroom 3

11'1 x 8'10 (3.38m x 2.69m)

Double bedroom to rear aspect with double glazed window, picture rail, radiator and fitted carpet.

### Shower Room

Modern white three piece suite comprising of tiled shower cubicle, WC and pedestal wash hand basin with mixer tap. Part tiled walls, obscure double glazed window to side, chrome heated towel rail and radiator.

### Rear Garden

Garden to rear with lawn area and mature shrubbery, outside lighting and tap.

### Garage & Parking

Off street parking to front and detached garage with up and over door, power and lighting.







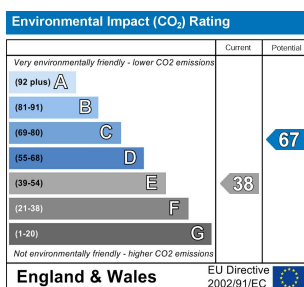
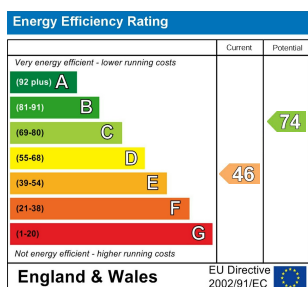
GROUND FLOOR  
668 sq. ft. (62.1 sq. m.) approx.

1ST FLOOR  
490 sq. ft. (45.5 sq. m.) approx.



TOTAL FLOOR AREA: 1158 sq. ft. (107.6 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. Made with Metropix 5/2020



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