



FOR SALE

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

Offers In Excess Of £230,000 Leasehold Council Tax Band - C

- Two Bedroom First Floor Flat
- Opposite Ofsted Rated 'Outstanding' West Leigh Schools
- Allocated Parking Space In Adjacent Car Park
- Inviting Open-Plan Lounge And Dining Area With South Facing Windows
- Well-Maintained Communal Areas And Gardens
- Kitchen With Integrated Appliances
- Close To Leigh Broadway's Shops And Restaurants
- Three-Piece Bathroom In Neutral Tones
- Short Drive To Leigh-On-Sea Train Station
- Nearby Bus Routes To Local Towns Including Basildon And Canvey

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Description

Inside, discover a thoughtfully designed home with spacious double bedrooms, abundant natural light, and convenient storage. The open-plan lounge/diner creates a welcoming central space that connects to a well-equipped kitchen with integrated appliances, ideal for entertaining or enjoying everyday comfort.

The property enjoys a peaceful setting with beautifully maintained communal gardens, creating an attractive and

serene environment. Residents benefit from an allocated parking space in the adjacent car park, ensuring hassle-free access and convenience right outside the door.

Ideally located opposite highly regarded West Leigh Schools and close by to the vibrant Leigh Broadway, this home is a dream for families and professionals alike. With Leigh-on-Sea train station a short drive away, bus routes within walking distance and the picturesque coastline within easy reach, every convenience and lifestyle opportunity is within your grasp.

Measurements

Interior

Exterior

Location

School Catchments

Tenure



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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	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.

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