



# FOR SALE

**Beach Avenue,  
Leigh-On-Sea SS9 1HD**

Guide Price £650,000 Freehold Council Tax Band - D 1463.89 sq ft

- Three Double Bedrooms
- Seamless Large Breakfast Room And Kitchen
- Approximately 4 Minutes Walk To Chalkwell Station
- Versatile Summer House
- Blending Charming Period Features With Contemporary Finishes
- Short Stroll To Chalkwell Beach, Local Cafés And Leigh Broadway
- Tranquil Landscaped Garden
- Modern Family Bathroom
- Well Appointed Contemporary Kitchen
- Large Top Floor Bedroom With En-Suite

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

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# Description

\*Guide Price £650,000 - £675,000\*

Ideally situated on the highly desirable Beach Avenue in Leigh-on-Sea, this beautifully presented three-bedroom terraced house spans three generous floors, combining classic period features with stylish modern living.

The home boasts a spacious, open-plan kitchen and breakfast room—perfectly designed for hosting family gatherings and social occasions.

Complementing this is a bright and contemporary family bathroom, elegant bay windows, and stunning original stained glass detailing throughout.

Outside, the landscaped rear garden offers a peaceful retreat with a well-appointed summer house, ideal for home working or entertaining. Just a short walk to Chalkwell Beach and approximately a 4 minute walk to Chalkwell train station, this property offers the best of coastal living with excellent commuter links.

## Measurements

12'9" (3.91)

Entrance Hall - 5'2 x 17'0 x 4'5 - (1.60m x 5.20m x 1.37m)

Lounge - 15'4 x 10'4 - (4.68m x 3.17m)

Kitchen/Breakfast Room - 20'0 x 7'1 7'10 x 23'11 - (6.10m x 2.18m 2.40m x 7.30m)

Landing - 16'7 x 3'10" x 6'4" - (5.07m x 1.17m x 1.94m)

Bathroom - 6'9 x 9'1 - (2.06m x 2.77m)

Bedroom 1 - 7'7 x 18'5 x 10'4 - (2.33m x 5.62 x 3.15m)

En-suite - 5'1 x 5'0 - (1.55m x 1.53m)

Bedroom 2 - 15'10 x 9'4 - (4.58m x 2.85m)

Bedroom 3 - 8'10 x 12'9 - (2.71m x 3.91m)

## Ground Floor

The ground floor is designed for both everyday comfort and effortless entertaining. At its heart lies a spacious kitchen and breakfast room, flooded with natural light from a stunning and bold skylight. To the front, the elegant lounge features a classic bay window that fills the room with light and showcases the property's charming period character. To the rear, stylish bi-folding doors seamlessly connect the interior to the landscaped garden, creating a wonderful indoor-outdoor flow perfect for summer entertaining.

## First Floor

The first floor offers two double sized bedrooms, each beautifully presented and filled with natural light, ideal for family living or guest accommodation.

A sleek and modern 4 piece suite family bathroom serves this level, featuring high-quality fixtures and a stylish finish, perfect for relaxing after a long day.

The spacious landing adds an unexpected bonus—large enough to accommodate a home office, reading nook, or creative workspace next to a standing balcony, ideal for breathing in the fresh morning air with a coffee in hand.

## Second Floor

Bedroom 1, situated at the top of a modern style carpet stairway, makes an ideal space for extra privacy. The bedroom also has use of the en-suite shower room. Convenient built in storage cupboards makes finding space for your belongings a breeze.

## Exterior

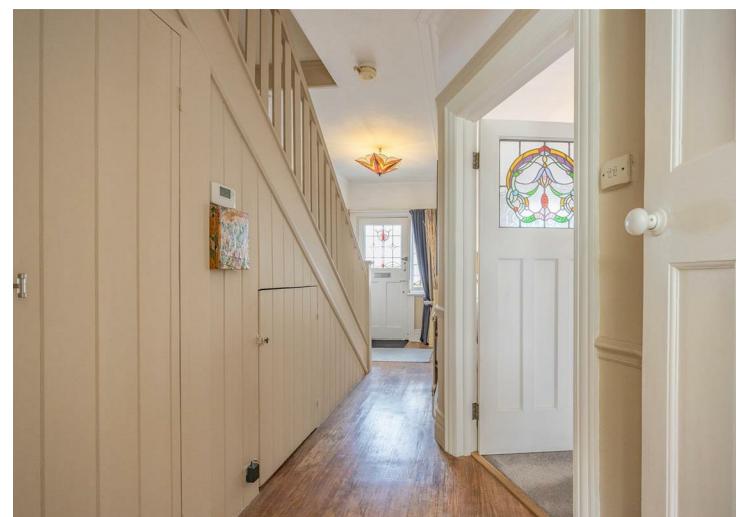
The rear garden is blissfully landscaped, highlighting the seaside life style with the growing palm tree and summer house at the end of the garden. The front of the property features a brick boundary and metal gate entry.

## Location

Positioned close to the Estuary, this road offers a quiet, suburban atmosphere while remaining within walking distance of the popular Leigh Broadway shopping area, Old Leigh's historic waterfront, and the local beaches. Beach Avenue benefits from excellent transport links, including nearby Chalkwell railway station being approximately only a 4 minute walk away. The neighbourhood is also served by good local schools, parks, and a variety of independent shops, cafes, and seafood restaurants, giving it a vibrant yet relaxed community feel.

## School Catchments

Chalkwell Hall Infant and Chalkwell Hall Junior Schools  
Belfairs Academy



GROUND FLOOR

1ST FLOOR

2ND 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	83
(81-91)	B	
(69-80)	C	
(55-68)	D	65
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	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)	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	

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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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