

FOR SALE

Southsea Avenue,
Leigh-On-Sea SS9 2BJ

Asking Price £280,000 Leasehold - Share of Freehold Council Tax Band - B

2 **2** **1** **645.84 sq ft**

- Two Bedroom Ground Floor Apartment
- Proposed Private Garden Space To Be Created Upon Completion
- Private Side Entrance Providing A Wonderful Sense Of Independence
- Spacious Kitchen With Room For Small Table And Chairs
- Lounge With Bay Window And Ornamental Fireplace
- Bedroom One With Convenient En-Suite Shower Room
- Lean-To Providing Useful Space And Garden Access
- Close To Leigh Broadway Cafés, Restaurants, Boutiques And Amenities
- Short Drive To Leigh-On-Sea Station With Links To London Fenchurch Street
- Within Easy Reach Of Belfairs Woods, Chalkwell Park And The Seafront

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

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Description

A home with a pleasing sense of privacy and character, entered via its own entrance accessed down the side of the property and leading into a spacious kitchen with room to dine. The lounge is an appealing space, with a bay window and ornamental fireplace, while two bedrooms, an en-suite, three piece suite bathroom and lean-to with garden access create a flexible and inviting layout.

The outside space is a particularly exciting feature, with the current communal garden due to be divided to provide this property with its own private garden upon completion. The proposed area, as pictured, offers excellent potential for outdoor seating, planting and relaxation, adding valuable lifestyle appeal to this charming Leigh-on-Sea home.

Set on Southsea Avenue, the property is ideally placed for the best of Leigh-on-Sea living. Leigh Broadway, Old Leigh, Leigh-on-Sea Station, local bus links, Belfairs Woods, Chalkwell Park and the seafront are all within convenient reach, creating a location that blends everyday practicality with cafés, coast, green space and character.

Measurements

Lounge
3.32m < 3.68m into alcoves x 4.35m into bay (10'10" < 12'0" into alcoves x 14'3" into bay)
Kitchen
4.12m x 3.06m (13'6" x 10'0")
Hallway
6.15m x 0.85m (20'2" x 2'9")
Bedroom 1
3.72m > 2.21m x 3.64m > 2.24m (3.72m > 2.21m x 3.64m > 2.24m)
Shower Suite
1.78m x 1.25m (5'10" x 4'1")
Bedroom 2
2.62m x 2.36m (8'7" x 7'8")
Bathroom
2.61m x 1.47m (8'6" x 4'9")
Lean To
2.54m x 1.40m (8'3" x 4'7")

Interior

Tucked away down the side of the property with its own private entrance, this charming home offers a pleasing sense of independence from the moment you arrive. Stepping inside, you are welcomed directly into a well proportioned kitchen, a sociable and practical room with space for a small table and chairs, creating an inviting setting for morning coffee, informal dining or relaxed everyday living. From the kitchen, the accommodation flows seamlessly into the hallway, leading through to a lounge with a beautiful bay window and an ornamental fireplace, giving the room a warm and homely atmosphere. The first bedroom is a comfortable double room, enhanced by the convenience of an en-suite shower room with shower and hand basin. This room continues through to a lean-to, offering a useful transitional space with direct access to the garden. A second bedroom provides flexibility, perfectly suited as a younger child's room, nursery or work-from-home office. Completing the interior is a bathroom fitted with a three-piece suite comprising of a bath with overhead shower, w/c and hand basin set within a vanity unit.

Exterior

Currently benefitting from a communal garden arrangement, the property is set to enjoy the additional advantage of its own private garden space upon completion, with the owners intending to divide the existing garden to provide an area specifically for this home. The proposed private garden space is pictured, allowing buyers to appreciate the future outdoor potential. This planned garden provision adds an appealing lifestyle element, offering somewhere to relax outdoors.

Location

Positioned on Southsea Avenue in sought-after Leigh-on-Sea, this home enjoys a superb setting within reach of the area's most loved amenities. Leigh Broadway is a short walk away, offering its well-regarded collection of independent boutiques, cafés, bars, restaurants and everyday conveniences, while Old Leigh provides waterside charm, characterful pubs and coastal walks. For commuters, Leigh-on-Sea Station offers mainline rail services towards London Fenchurch Street, making the location a strong choice for those needing access into the capital. Local bus links are also close by providing further connectivity across Leigh-on-Sea, Southend and the surrounding area. The home is also well placed for open green space, with Belfairs Woods close by, along with Chalkwell Park offering attractive grounds, leisure space and family-friendly outdoor appeal.

Tenure

Leasehold - Share Of Freehold
Years remaining: 199
Annual building insurance: approx £350
Annual ground rent: £0
Maintenance on the building would be collected on an ad-hoc basis and shared 50/50 with the other freeholder.

Disclaimer

In accordance with the Estate Agency Act 1979, we would advise that the sellers are associated with Appointmoor Estate Agents.











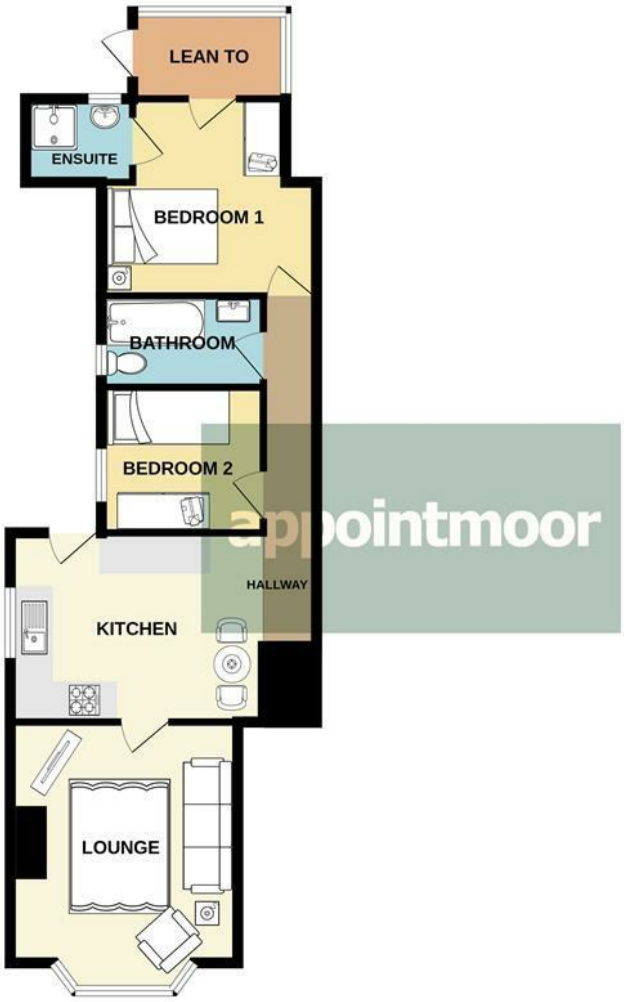




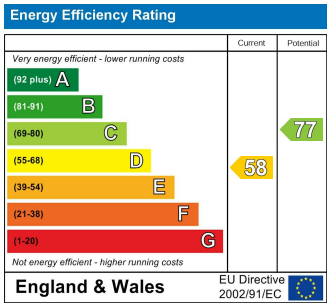


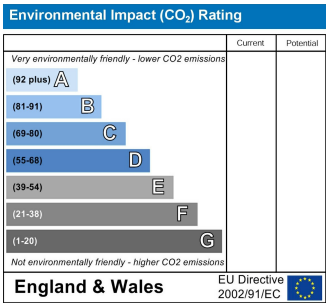


GROUND FLOOR



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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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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