



# FOR SALE

**Leighton Avenue,  
Leigh-On-Sea SS9 1PZ**

Guide Price £625,000 - £650,000 Freehold Council Tax Band - C

5  3  2  1625.36 sq ft

- West Backing Garden
- Ground Floor W/C And Utility Room
- Five Bedroom Home Over Three Floors
- Open Plan Kitchen/Diner Leading Through To The Lounge
- First Floor Four Piece Bathroom And En-Suite On The Second Floor
- North Street School Catchment
- Short Walk To Leigh Broadway And Mainline Station
- Fantastic Mix Of Modern and Period Features Throughout
- Vendors Have Found Their New Home With Complete Chain Above
- Spanning Over 1,600 sqft

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

**appointmoor**



## Description

**\*\*GUIDE PRICE £625,000 - £650,000\*\***

This impressive five-bedroom family home in Leighton Avenue offers a perfect blend of modern living and family comfort. Spanning 1,625 square feet, this property offers plenty of space for a growing family.

Upon entering, the hallway leads through to a spacious open-plan kitchen diner that seamlessly flows into the lounge, creating an ideal space for both entertaining guests and enjoying family time. The ground floor also features a convenient utility room and a well-appointed w/c.

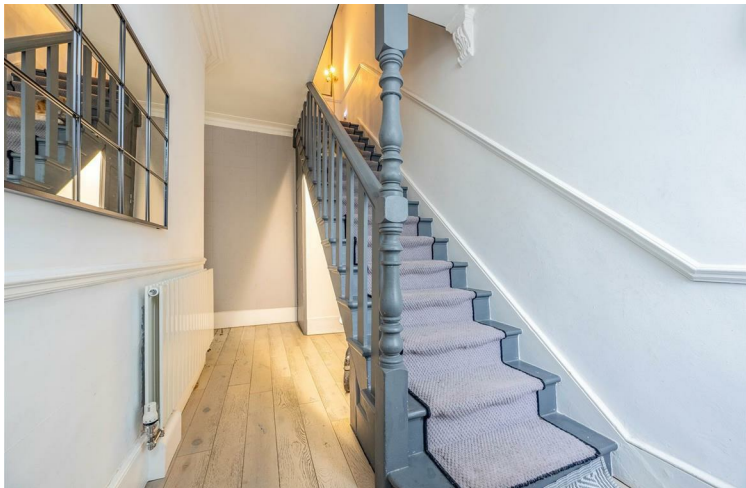
The first floor boasts a luxurious four-piece bathroom and with a total of three generously sized bedrooms, and a further two bedrooms with an ensuite to the second floor, there is ample space for everyone to enjoy their own sanctuary.

Location is key, and this home is perfectly situated just off Leigh Broadway, offering easy access to a variety of shops, cafes, and restaurants. Additionally, it is a short walk to Leigh Station, making commuting a breeze. Families will appreciate being within the catchment area for North Street School.

This property is not just a house; it is a place where memories can be made. With its spacious layout and prime location, it presents an exceptional opportunity for those seeking a family home in a vibrant community.







## Measurements

Lounge/diner

10.14m x 4.26m > 3.88m (33'3" x 13'11" > 12'8")

Kitchen

3.27m x 3.40m (10'8" x 11'1")

Utility Area

2.79m x 1.76m (9'1" x 5'9")

WC

1.76m x 0.67m (5'9" x 2'2")

Bedroom 1

6.91m x 2.74m > 1.23m (22'8" x 8'11" > 4'0")

En-suite

1.85m x 1.37m < 1.70m (6'0" x 4'5" < 5'6")

Bedroom 2

5.31m into bay x 3.37m < 3.75m (17'5" into bay x 11'0" < 12'3")

Bedroom 3

4.54m x 3.07m < 3.44m (14'10" x 10'0" < 11'3")

Bedroom 4

2.47m x 2.57m (8'1" x 8'5")

Bedroom 5

3.87m x 2.47m (12'8" x 8'1")

Bathroom

2.34m x 2.75m (7'8" x 9'0")

Hallway

1.91m x 4.69m (6'3" x 15'4")

First Floor Landing

3.54m x 2.80m (11'7" x 9'2")

## Ground Floor

The welcoming entrance hall has wooden stairs with runner leading to the first floor, storage cupboard and a door leading through to the open plan kitchen/dining area. The dining area also opens through to the lounge which makes the ground floor great for visiting family members. There is also the added bonus of a utility room and separate w/c to the rear of the property.

## First Floor

The first floor landing is a spacious area with doors leading to three bedrooms and four piece family bathroom with stairs leading to...

## Second Floor

There are two further bedrooms on the second floor with one currently being used as a dressing room but can easily be converted back into a bedroom. The main bedroom on the second floor has its own private three piece shower en-suite.

## Exterior

An attractive looking building from the front with low level brick built wall and footpath to the storm porch and front door. The rear of the property offers a West Backing garden commencing with a shaded area with remainder laid to lawn with fence to all sides. The garden is a real sun trap and perfect for those summer days.

## Location

Positioned only a short walk from Leigh Broadway with its array of boutique shops, restaurants and cafe's, both Chalkwell and Leigh Mainline Stations and Chalkwell Park.

## School Catchments

North Street Primary School

Darlinghurst Academy

Belfairs Academy

## Tenure

Freehold.





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		
(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	

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	

**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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