



# FOR SALE

**Dawlish Drive,  
Leigh-On-Sea SS9 1QX**

**£525,000 Freehold**

- End of Terrace House
- Three Bedrooms
- Off Street Parking
- Open Plan Kitchen Diner
- Cloakroom & Bathroom
- Renovated Throughout
- Stylish Modern Decor
- West Facing Rear Garden
- Great Leigh Location
- Short Walk to Leigh Broadway

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

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## Description

Fantastic three bedroom end of terrace house in a superb central Leigh location with off street parking. Just a short walk from the popular Leigh Broadway an ideal for local schools and amenities. This stylish property has been renovated throughout to a high standard offering to the ground floor, lounge, cloakroom and contemporary open plan kitchen diner with

three bedrooms and bathroom to the first floor. Externally there is a pleasant west facing rear garden with decking area. A wonderful example of a family home in a highly desirable area, viewing is advised.

### Entrance

Brick wall enclosed paved front garden. Front door into entrance hallway with wood floor, radiator, coving and under stair storage cupboard. Doors to all rooms.

### Lounge

Lounge to front aspect with double glazed window, wood floor, coving, radiator and feature fireplace with fitted alcove shelving.

### Open Plan Kitchen Diner

Stunning open plan kitchen diner with wood floor, radiator, double glazed window and double doors to rear garden and two skylight windows. The modern fitted kitchen has a range of wall and base units with wood work surface and subway tiled splash backs, central island with inset ceramic sink and breakfast bar and inset spotlights.

### Cloakroom

Ground floor cloakroom comprising of WC and wash hand basin.

### First Floor

Stairs to first floor landing with fitted carpet. Doors to all rooms.

### Bedroom 1

Bedroom to front aspect with double glazed window, radiator, coving, wood effect flooring and fitted shelving.

### Bedroom 2

Bedroom to rear aspect with double glazed square bay window, radiator, coving, wood effect flooring and fitted cupboards.

### Bedroom 3

Bedroom to front aspect with double glazed window, radiator, coving and wood effect flooring.

### Bathroom

Contemporary bathroom comprising of WC, wash hand basin and bath with shower and glass screen. Tiled floor, part tiled walls and chrome heated towel rail.

### Rear Garden

West facing rear garden with timber fencing, decking area, brick enclosed bedding and garden shed.

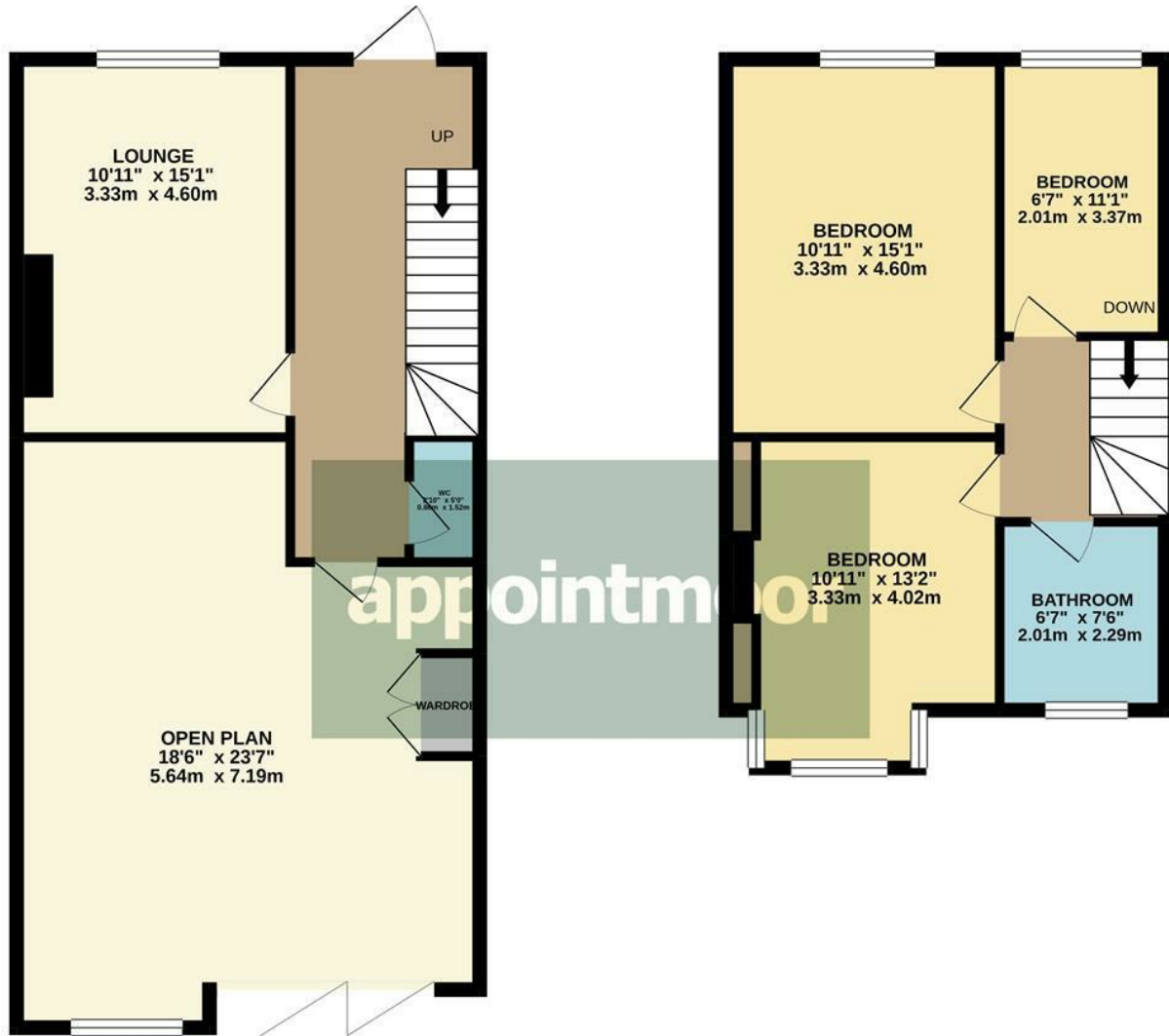
### Off Street Parking

Space for 1 vehicle on newly paved drive. Drop curb to be installed before completion



GROUND FLOOR  
692 sq.ft. (64.3 sq.m.) approx.

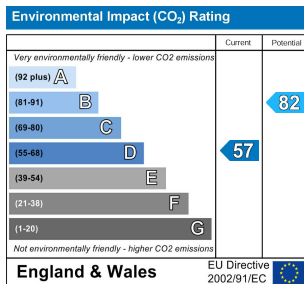
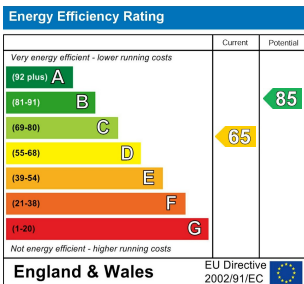
1ST FLOOR  
468 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 1160 sq.ft. (107.7 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.

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