

Recreation Avenue, Leigh On Sea

3 2 2

OIEO:-£475,000 *Freehold*

KEY FEATURES

- Semi Detached Period Home
- Three Double Bedrooms
- Lounge
- Kitchen/Breakfast Room
- Sitting Room
- En-Suite/Steam Room





Leigh On Sea

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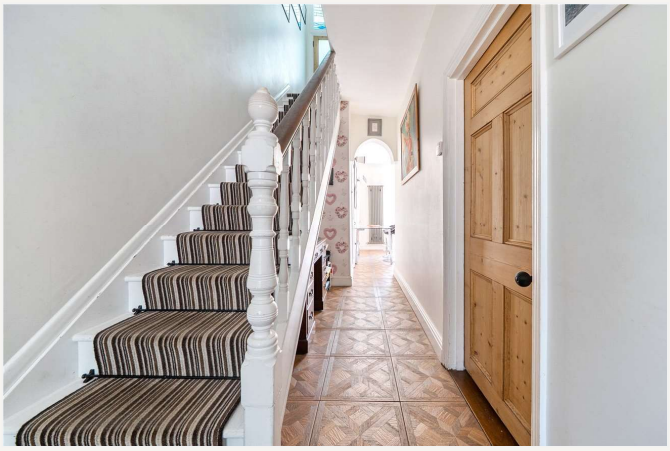


Located on the highly sought-after Recreation Avenue in the heart of Leigh-on-Sea, this beautifully presented semi-detached family home offers spacious and versatile accommodation arranged over three floors. Combining period charm with contemporary living, the property is filled with natural light and features generous reception space, three well-proportioned double bedrooms, a luxurious principal suite with an en-suite steam room, and a substantial loft room providing excellent storage with further potential for conversion, subject to the necessary planning consents.

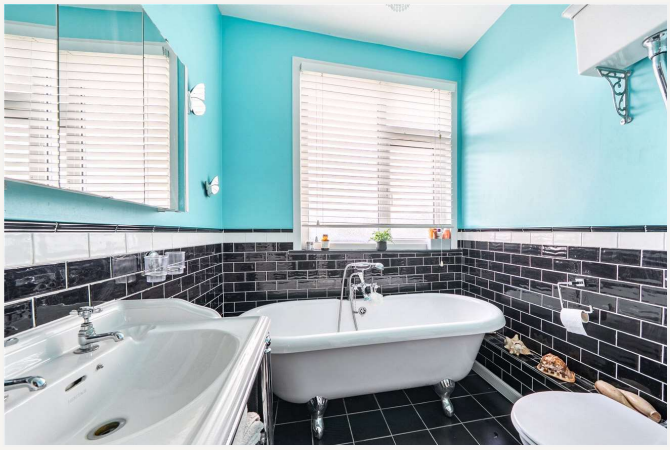
Recreation Avenue is one of Leigh-on-Sea's desirable residential roads. The property is ideally positioned within easy reach of Leigh Broadway's vibrant selection of independent boutiques, cafés, bars and restaurants, as well as the picturesque seafront and the historic Old Leigh.

Excellent transport links are close by, including Chalkwell Station, offering direct services to London Fenchurch Street, making this an ideal home for commuters. Highly regarded schools, parks and leisure facilities are also within easy reach, further enhancing the appeal of this exceptional family home.













ROOM DESCRIPTIONS

Accommodation: -

The property opens into a welcoming entrance hall, leading to a beautifully proportioned front lounge featuring a large bay window, allowing natural light to flood the room and creating a warm and inviting space to relax.

At the heart of the home is a stunning contemporary kitchen/breakfast room, fitted with a comprehensive range of modern units, quality work surfaces and a central island with breakfast bar seating, making it the perfect space for everyday family living. The kitchen flows seamlessly into the dining room, which offers ample space for entertaining and benefits from bi-fold doors opening onto the rear garden, creating an effortless indoor-outdoor lifestyle.

A convenient ground floor WC is accessed from the dining room.

The first floor comprises three generous double bedrooms. The principal bedroom features a luxurious en-suite steam room, providing a private spa-like retreat, while the remaining bedrooms are served by a stylish family bathroom.

Occupying the second floor is a substantial loft room, currently used for storage but offering excellent potential for conversion into additional living accommodation, subject to the necessary planning consents.

Rear Garden

The property benefits from a well-maintained rear garden, offering an ideal space for both family enjoyment and outdoor entertaining. A generous paved terrace provides the perfect setting for al fresco dining, with steps leading to a level lawn bordered by mature shrubs and established planting, creating a good degree of privacy. To the rear, a further seating area enjoys the afternoon and evening sun, complemented by a useful timber storage shed.

A particular highlight is the XL hot tub, comfortably accommodating up to eight people and complete with integrated lighting and a music system, creating the perfect setting for entertaining or relaxing all year round.

This attractive garden offers an excellent balance of lawn, patio and leisure space, making it ideal for families and those who enjoy outdoor living.

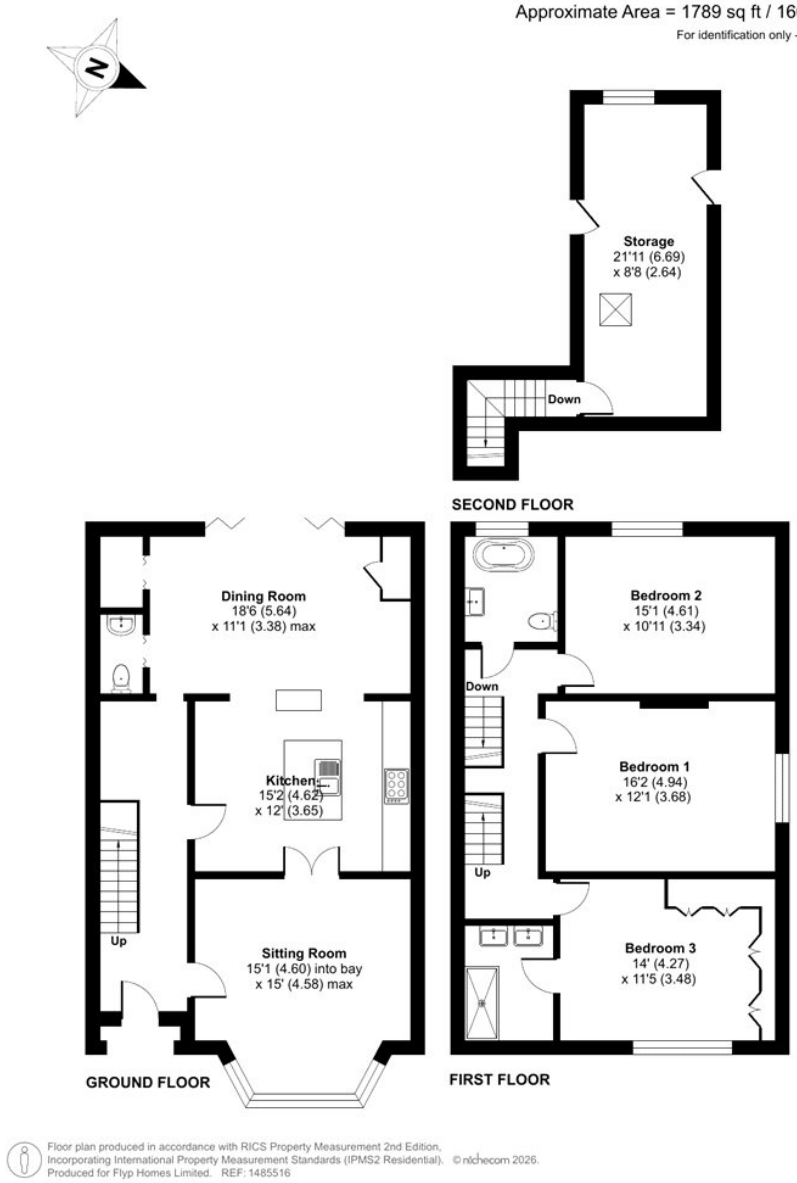
MATERIAL INFO

Tenure: Freehold
Council Tax Band: D
EPC rating: D

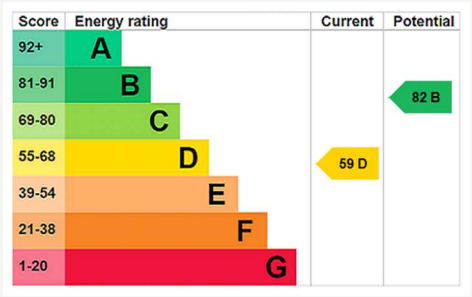
Recreation Avenue, Leigh-on-Sea, SS9

Approximate Area = 1789 sq ft / 166.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Flyp Homes Limited. REF: 1485516



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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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