

Leighton Avenue, Leigh on Sea

2 1 1

£600,000 *Freehold*

KEY FEATURES

- Detached Bungalow
- Two Double Bedrooms
- Loft Room
- Modern Fitted Kitchen
- Spacious Lounge/Diner
- Conservatory





Leigh On Sea

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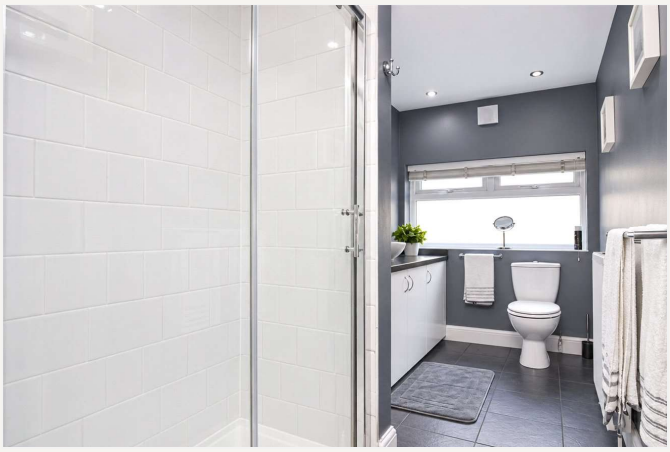
for every step...



An attractive and deceptively spacious two-bedroom detached bungalow offering versatile accommodation with the added benefit of a useful loft room and detached garden outbuilding. Highlights include a generous lounge/dining room, conservatory overlooking the garden, fitted kitchen and beautifully maintained outside space, together with ample off-street parking. An excellent opportunity for those seeking a flexible home with additional space for hobbies, working from home or entertaining.

Ideally positioned to the south of London Road, the property enjoys a convenient location within easy reach of a range of local amenities, well-regarded schools including the area's popular grammar schools, and the vibrant shops, cafés and restaurants of Leigh Broadway. Leigh-on-Sea railway station is also close by, providing convenient rail connections into London, making this an excellent location for families and commuters alike.

We strongly advise an internal viewing.













ROOM DESCRIPTIONS

Entrance Hall - A welcoming entrance hall featuring attractive wooden flooring, neutral décor and ceiling lighting. Extending through the centre of the property, the hallway provides access to the lounge, bedrooms and shower room, with the front entrance door incorporating attractive decorative stained-glass detailing.

Bedroom One - 14'7" x 13'4" (4.45m x 4.06m) A spacious and beautifully presented principal bedroom featuring an attractive bay window with extensive glazing, allowing plenty of natural light. The room benefits from fitted display shelving and a feature fireplace, creating a stylish and comfortable bedroom with ample space for a king-size bed and additional furniture.

Lounge/Diner - 22'4" x 12'10" (6.8m x 3.9m) A beautifully presented, spacious open-plan reception room featuring attractive wood flooring and an abundance of natural light. The room offers generous space for both lounge and dining furniture, complemented by a decorative stained-glass feature window to the side. French doors provide access to the conservatory, while stairs lead to the versatile loft room.

Bedroom Two - 12'1" x 11'9" (3.68m x 3.58m) Another generously proportioned double bedroom featuring a large window with attractive fitted blinds. Further complemented by neutral décor, soft carpeting and ample space for additional bedroom furniture.

Kitchen - 19'2" x 10'1">6'5" (5.84m x 3.07m>1.96m) A well-appointed kitchen fitted with an extensive range of contemporary white gloss wall and base units, complemented by contrasting black work surfaces and wood-effect flooring. Features include a stainless-steel gas hob with extractor hood, integrated oven, dishwasher, fridge freezer, stainless steel sink with drainer and ample preparation space. A window provides natural light, with a further door offering access to the outside.

Shower Room - A stylish, contemporary shower room finished with slate-effect floor tiles and contrasting grey walls. Comprising a modern white vanity unit with countertop wash basin, WC and a separate walk-in shower enclosure with chrome fittings and overhead shower. Further features include a large wall mirror, recessed ceiling spotlights, heated towel rail and obscure-glazed window providing natural light and privacy.

Loft Room - 13'5" x 12'10" (4.1m x 3.9m) A versatile loft room offering useful additional accommodation, featuring a generous open-plan layout with sloping ceilings, neutral décor and fitted carpet. Natural light is provided by Velux roof windows, complemented by recessed ceiling spotlights and a radiator. Accessed via a staircase from the main accommodation, this space offers excellent potential for use as a home office, hobby room or additional living area.

Rear Garden - The beautifully maintained East backing rear garden offers an excellent combination of outdoor entertaining and relaxation space. A spacious decked terrace provides the perfect setting for al fresco dining, with ample room for garden furniture. Beyond, a well-kept lawn is bordered by established trees, mature shrubs and attractive planted beds, creating a private and secluded feel. Further features include a charming timber pergola with seating area and a detached garden room, adding further versatility to this lovely outdoor space. Garden shed.

Front Garden - The property benefits from an extensive paved frontage providing ample off-street parking, with gated side access to both sides of the bungalow. A raised entrance terrace with balustrading and colourful planted borders further enhance the property's kerb appeal.

MATERIAL INFO

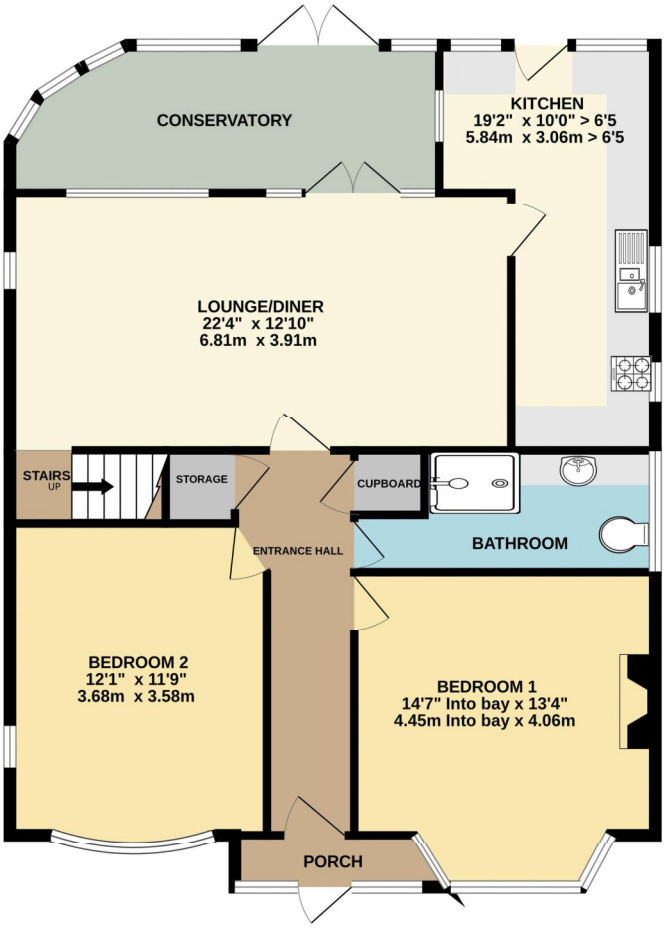
Tenure: Freehold

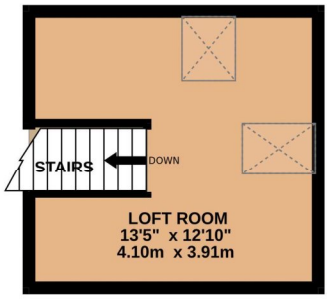
Council Tax Band: D

EPC rating: To be confirmed

GROUND FLOOR

1ST FLOOR





150 LEIGHTON AVENUE

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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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