



Athena Close, Essex, Southend-on-Sea

£1,950 per month *Unfurnished*



Spanning three expansive storeys, this home boasts exceptionally generous internal accommodation throughout. The footprint includes a substantial ground-floor kitchen and family room, alongside a separate, full-sized first-floor living room that enhances the overall living space. Three well-proportioned bedrooms provide flexible layout options for families or working professionals. With its multiple living zones and expansive floor plan, this property offers an unusually high volume of versatile space for growing families.

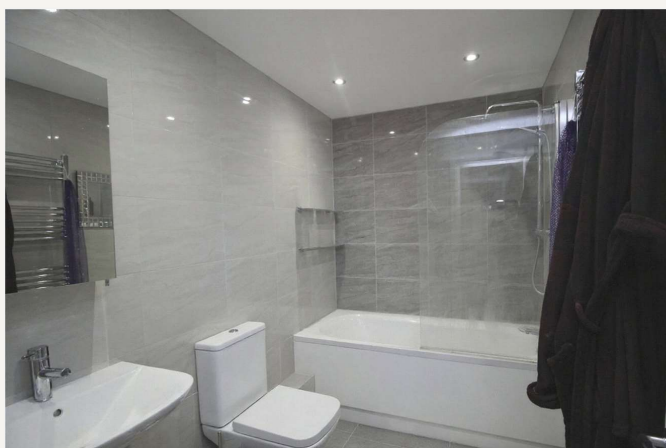
KEY FEATURES

- Three Double Bedrooms
- Large Family Bathroom
- Ensuite Shower Room
- Expansive Open Plan Kitchen/Diner/Sitting Room
- First Floor Living Room
- Ample Storage Cupboards



Leigh On Sea

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Winkworth Leigh-on-Sea are delighted to present this impressive three-storey family home, offering expansive and versatile living accommodation throughout. Located in the popular Athena Close development, this home is perfectly suited for modern family living.

The ground floor serves as the true heart of the home, featuring a spacious open-plan kitchen and family room—ideal for entertaining or everyday relaxing. Completing the ground floor is a practical guest WC, useful under-stairs storage, and double doors opening out to a low-maintenance rear garden with convenient side access.

On the first floor, you'll find a second, generous living room featuring an electric fireplace, alongside the primary bedroom complete with built-in wardrobes and a private en-suite shower room. The top floor houses two additional bedrooms, including one with built-in wardrobe space, accompanied by a family bathroom suite.

Further benefits include full double glazing, gas central heating powered by an efficient combination boiler, and the added advantage of an external garage. Early viewing is highly recommended.

Approx. Rooms Sizes:-

Entrance Hall - 5'1 x 4'2

W.C - 4'8 x 4'3

Kitchen/Diner - 12'4 x 26'9

Lounge - 12'4 x 14'

Bedroom 1 - 14' 1 x 9'1

En-suite - 7' 7 x 5' 6

Bedroom 2 - 12'4 x 11'1

Bathroom - 9'1 x 5'5

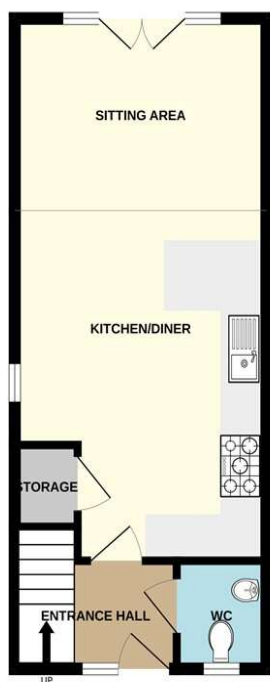
Bedroom 3 - 12'4 x 8'2



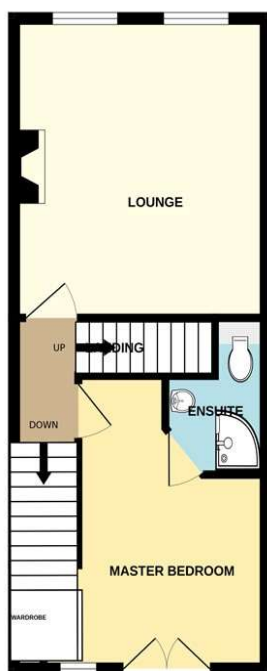
MATERIAL INFO

Deposit: £2,250.00
Holding Deposit: 1 week
Council Tax Band: D

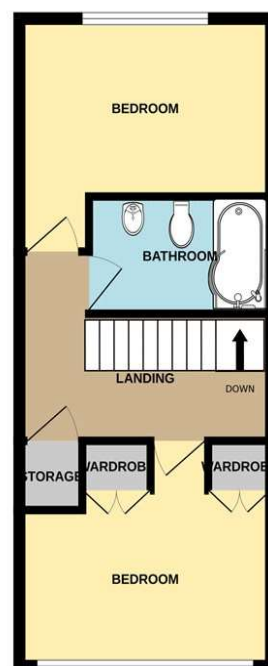
GROUND FLOOR
373 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.2 sq.m.) approx.



2ND FLOOR
371 sq.ft. (34.5 sq.m.) approx.

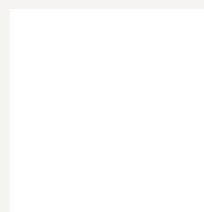


TOTAL FLOOR AREA : 1112 sq.ft. (103.4 sq.m.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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