



LANSDOWNE AVENUE, LEIGH ON SEA
£650,000 FREEHOLD

A CHARMING PERIOD END-OF-TERRACE HOUSE BOASTING FOUR DOUBLE BEDROOMS AND THREE BATHROOMS

Leigh On Sea | 01702 470625 | leighonsea@winkworth.co.uk

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DESCRIPTION:

A charming period end-of-terrace house boasting four bedrooms is now available for sale in a sought-after neighbourhood. This bright and spacious property exudes a homely ambiance and has been meticulously maintained to offer a comfortable living experience.

The house features a lovely garden, ideal for relaxing or entertaining, a convenient utility room, and a garage for secure parking or additional storage space. With its characterful appeal and desirable amenities, this property presents a fantastic opportunity for those seeking a welcoming family home.

Don't miss out on the chance to make this delightful house your own and enjoy the convenience and comfort it has to offer.

Contact us now to arrange a viewing and explore all that this wonderful property has to offer.

Nestled in the heart of vibrant Leigh-on-Sea, this Victorian period 4-bedroom

end-of-terrace house (circa 1901) offers a perfect blend of modern comfort and classic appeal. Featuring spacious and versatile living areas designed to accommodate a growing family across the 4 well-proportioned bedrooms and 3 bathrooms across the 3 floors. The property boasts bright and airy interiors, with large double-glazed Sash windows that allow natural light to flood in, creating a warm and welcoming atmosphere.

Enter the property through the attractive hallway before entering the lounge, a bright and airy space featuring plenty of natural light from the front bay window. Leading toward the rear, is a spacious combined kitchen and diner, complete with a fully-fitted modern kitchen, hot and filtered water tap and a high-quality log burner from Burley encased in an exposed brick feature fireplace. Providing ample room for hosting friends and family. The ground floor also features a cosy utility room and downstairs Wet room incorporating a shower and toilet.

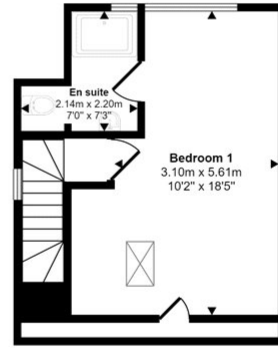
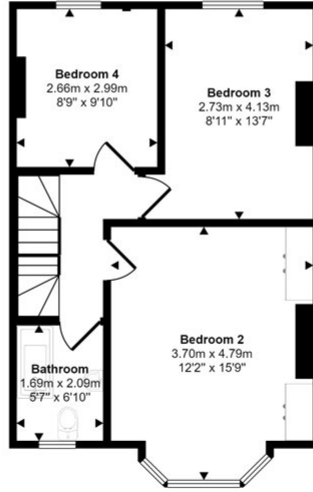
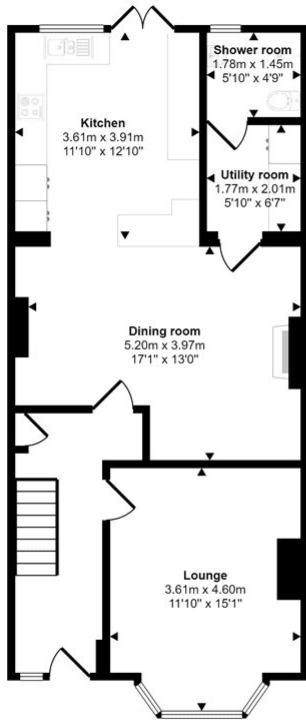
The first-floor features three generously sized double bedrooms, providing additional space for options such as a home office and storage. The first floor also features the main family bathroom with a period style freestanding bathtub and modern shower set within an attractive black and white tiled aesthetic

A fourth bedroom, featuring a Velux window and a well-equipped en-suite is located on the top floor alongside an accessible loft space for storage.

Outside sits a beautifully maintained, west facing, garden and patio with timber pergola, perfect for catching the morning, afternoon and evening sun. The garden leads to a spacious detached garage with both power and lighting.



Approx Gross Internal Area
142 sq m / 1531 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Freehold

Council Tax Band: D

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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