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Leighton Avenue, SS9 1QB  
3 Bedrooms  
Terraced House  
Guide Price £585,000

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## FOR SALE

Leighton Avenue, SS9 1QB

Guide Price £585,000

Perfectly positioned just moments from the buzz of Leigh Broadway, this beautifully presented three bedroom terraced home blends period charm with contemporary family living. With bistros, boutiques and baristas quite literally on your doorstep, this is a home designed for those who want lifestyle as much as space.

A stained glass entrance door opens into a welcoming hallway where original details immediately set the tone. Exposed floorboards, decorative cornicing and bespoke under stair storage speak to a home that has been carefully curated rather than simply renovated. The front reception room is both refined and inviting, its bay sash window dressed with plantation shutters that filter natural light throughout the day. A feature fireplace anchors the space, creating an atmosphere that feels equally suited to relaxed evenings or more formal entertaining.

As you move through the house, the architecture subtly shifts to embrace modern living. The rear of the property has been thoughtfully extended to create a generous family room and kitchen that forms the heart of the home. Here, bi-folding doors dissolve the boundary between indoors and out, drawing the west facing garden into everyday life. Whether hosting friends, supervising homework or enjoying a quiet glass of wine as the sun sets, this is a space designed to adapt effortlessly. The kitchen itself is sleek yet practical, with ample storage, integrated appliances and a roof window that floods the room with light, enhancing its sense of openness and ease.

Upstairs, the accommodation continues to impress. The principal bedroom offers a calm and restful space, complete with extensive fitted wardrobes that keep daily living neatly organised. Two further bedrooms provide flexibility for children of different ages, guests or a dedicated study, allowing the home to adapt as family needs evolve. The bathroom is thoughtfully designed to serve a household with ease, featuring both a claw footed bath for relaxed evenings and a walk in shower for busy mornings, along with twin basins and quality finishes throughout.

The rear garden is a particular asset for families. West-facing and generously proportioned, it enjoys afternoon and evening sun, making it ideal for outdoor play, summer gatherings or simply unwinding at the end of the day. A porcelain tiled patio provides a practical space for dining and entertaining, while the lawn beyond offers plenty of room for children to enjoy.

Location plays a key role in the appeal of this home. Leigh Broadway's independent shops, cafés and everyday amenities are just a short walk away, as are well regarded local schools. Leigh Old Town, the seafront and green open spaces provide endless opportunities for weekend adventures, while the nearby mainline railway station offers direct links into London Fenchurch Street, making commuting straightforward.

This is a home that has been carefully shaped around family life, generous, flexible and ideally located, offering a setting where memories can be made for years to come.

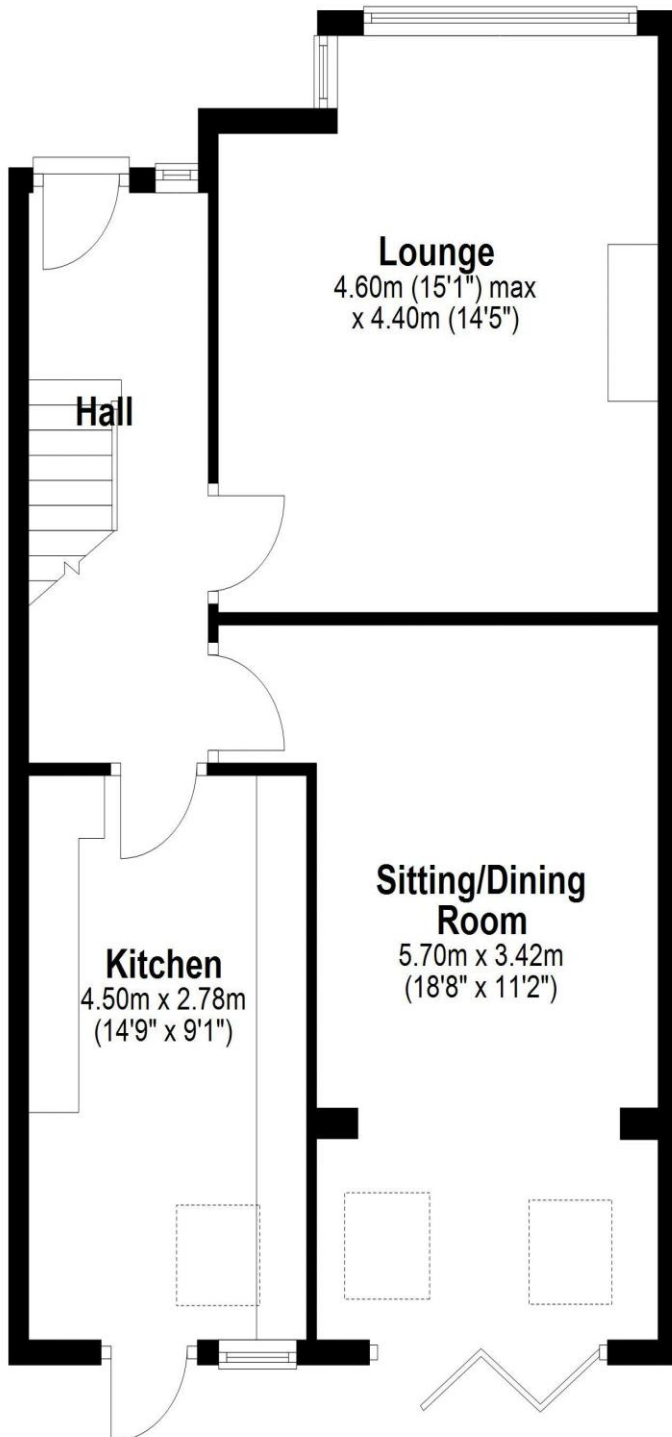
To arrange a viewing of this super property call 01702 480 666  
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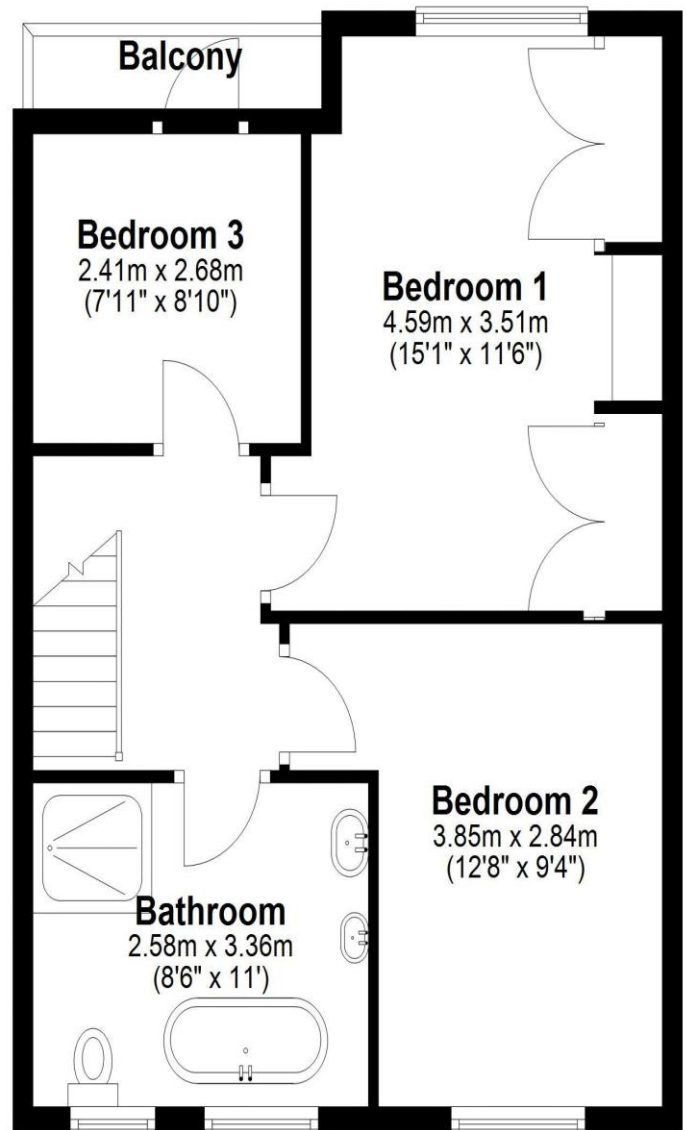


3 BEDROOMS / HEART OF LEIGH ON SEA / STUNNING BATHROOM / CHARACTER

## Ground Floor



## First Floor



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