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Rockleigh Avenue, SS9 1LA  
3 Bedrooms  
End Terraced House  
Guide Price £550,000-£575,000

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## FOR SALE

Rockleigh Avenue, SS9 1LA

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This beautifully composed family home reveals itself with quiet confidence, an address that promises both elegance and ease. Number 20 is a residence shaped by thoughtful design and careful ownership, where period character and contemporary living exist in seamless harmony. From the first step inside, it becomes clear that this is a home created not simply to be admired, but to be lived in and loved.

The entrance hall sets the tone with its exposed floorboards, refined detailing and a sense of gracious proportion. Light filters gently through the space, drawing you toward the heart of the house.

To the front, the west facing lounge is a sanctuary of calm, framed by a generous bay window fitted with plantation shutters. Here, evenings unfold beside the feature fireplace, surrounded by bespoke cabinetry and soft architectural lines that speak to timeless craftsmanship.

Beyond, the home opens into a remarkable kitchen and family room, an expansive, light filled environment designed for modern living and effortless entertaining. Skylights and bi folding doors dissolve the boundary between indoors and out, bathing the space in natural light and extending daily life into the garden beyond. The kitchen itself is both elegant and purposeful, with integrated appliances, a statement island and finely finished surfaces.

A bespoke banquette dining area invites long, leisurely meals, while exposed brickwork and a cast iron fireplace lend warmth and texture. Underfloor heating and subtle lighting ensure comfort in every season.

Upstairs, three beautifully proportioned bedrooms offer tranquil retreats. The principal bedroom, with its bay window, fitted wardrobe and refined detailing, feels both generous and intimate, a private haven at day's end. The remaining bedrooms are equally well considered, ideal for family, guests, or a dedicated workspace. A modern, elegantly finished bathroom completes the upper floor, combining practicality with understated luxury.

Outside, the east facing rear garden unfolds as a private, sunlit escape. Beginning with a decked terrace perfect for morning coffee, it extends to a generous lawn framed by mature borders. At the far end, a second decked area captures the evening light, creating a natural setting for relaxed gatherings, quiet reflection or summer entertaining. Life at 20 Rockleigh Avenue extends beyond its walls.

Perfectly positioned in the heart of Leigh on Sea, the home enjoys immediate access to the vibrant energy of Leigh Road, with its independent boutiques, cafés and acclaimed restaurants. A short stroll leads to the golden sweep of Chalkwell Beach, where coastal walks and open horizons become part of everyday life. The nearby station offers direct links to London Fenchurch Street, making this an ideal setting for those seeking both connection and calm. This is a home of rare balance, gracious yet practical, refined yet welcoming. It offers not merely a place to live, but a setting in which to build a life defined by comfort, beauty and enduring quality.

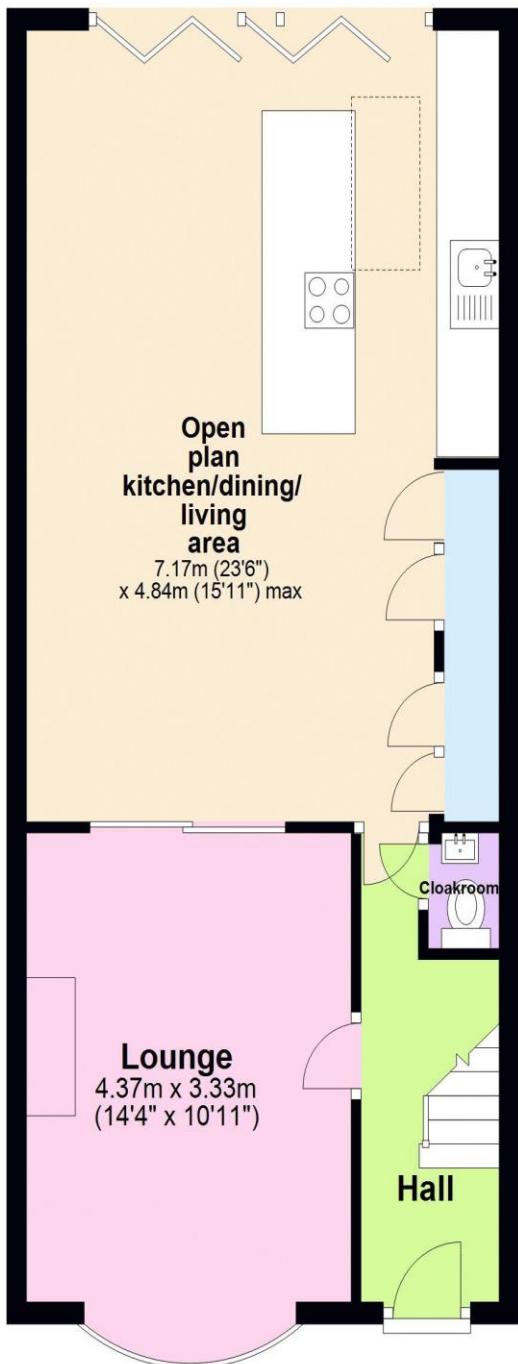
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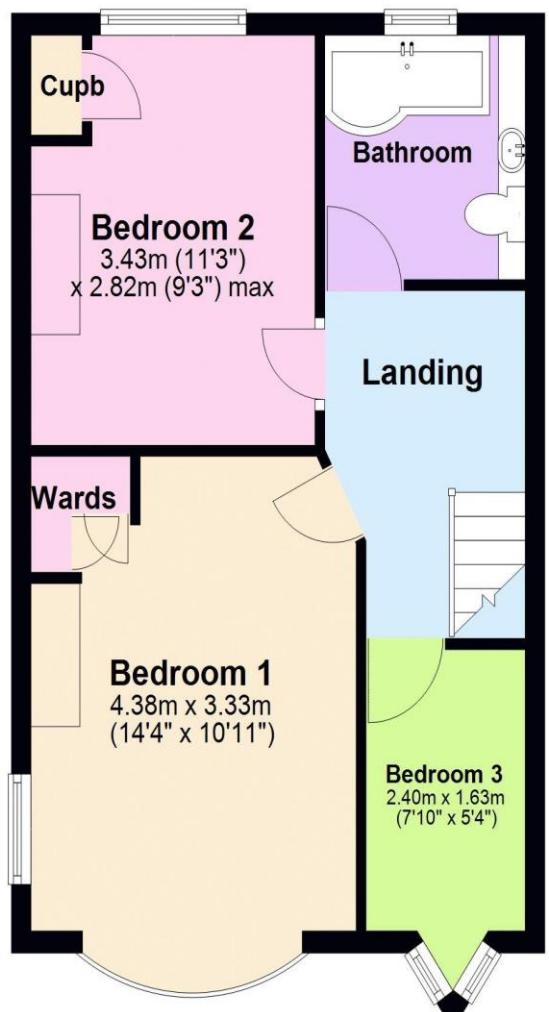
3 BEDROOMS / END TERRACED HOUSE / EXTENDED / BEAUTIFUL KITCHEN

## Floor plans

### Ground Floor



### First Floor



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