



Lymington Avenue, Leigh-On-Sea
Guide Price £500,000 - £525,000

home.

141 Lymington

Leigh-On-Sea

SS9 2AL



- Spacious Three Bedroom End of Terrace Family Home
- Highly Sought After Lymington Avenue Location
- Approximately 65ft West Facing Rear Garden
- Bright Bay Fronted Lounge With Feature Fireplace
- Open Plan Kitchen and Dining Room
- Large Conservatory Overlooking the Garden
- Ground Floor WC and Useful Laundry Space
- Three Well Proportioned Bedrooms and Family Bathroom
- Summer House, Storage Shed and Side Access
- Close to Leigh Broadway, Leigh Station and Excellent Schools

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Property Overview

Home Estate Agents are delighted to offer for sale this spacious three bedroom end of terrace family home on the sought-after Lymington Avenue, perfectly positioned for enjoying everything Leigh-on-Sea has to offer and benefiting from a superb west facing rear garden.

The property offers an excellent combination of character, space and practicality. A welcoming entrance hall features useful understairs storage and leads into a bright and comfortable front lounge. A large box bay window fills the room with natural light, while the feature fireplace, ceiling rose and period detailing create a warm and characterful feel.

To the rear is the open plan kitchen and dining room, providing a sociable space for everyday family life. The dining area retains further character and opens through to the fitted kitchen, while double doors lead into the substantial conservatory. With windows overlooking the garden and French doors opening outside, this provides a versatile additional reception space that can be enjoyed throughout the year. There is also plumbing for a washing machine and access to a useful ground floor WC.

Upstairs, the generous main bedroom features another attractive box bay window, while the second bedroom is a good size with built-in storage. A third bedroom and three piece family bathroom complete the first floor.

The west facing garden is a particular highlight, extending to approx. 65ft and providing an excellent setting for entertaining, relaxing and family life. It begins with a decked seating area before opening onto an established lawn with mature planting, a summer house and storage shed positioned at the rear. Gated side access provides additional convenience.

Lymington Avenue is a popular residential road, ideally placed for Leigh Broadway, London Road, Old Leigh and the seafront. Leigh Station is within walking distance for direct services into London Fenchurch Street, while the property is also well positioned for highly regarded local schools.



Accommodation comprises of...

Front Garden

The property commences with a paved front garden with shared side access to the rear garden, small storm porch, paved frontage with a wooden fence.

Entrance Hall

Via a upvc door with obscure double glazed panels leading into the entrance hallway.

Entrance Hallway

Wood effect laminate flooring, skirting, radiator, picture rail, coving, pendant ceiling light, understairs storage and storage cupboard, carpeted stairs leading to the first floor. Door to lounge & kitchen/diner.

Lounge

16'11" x 11'2"

Carpet flooring, skirting, picture rail, coving, pendant ceiling light with ceiling rose, radiator, double glazed boxed bay window to the front aspect, wall lighting, feature fireplace with an electric standing fire & stone hearth, wood surround and mantle.

Open plan kitchen/diner

Dining Area

13' x 9'7"

Wood effect laminate flooring, skirting, picture rail, coving, pendant ceiling light with ceiling rose, radiator, double doors leading to the conservatory & opening to the kitchen.

Kitchen

10'7" x 6'10"

Wood effect laminate flooring, ceiling light, double glazed obscure window to the side aspect, double glazed obscure window to the rear aspect, double glazed window to the rear aspect. The kitchen has a marble effect roll edge worksurface with a matching back splash, range of base of wall cabinets, Potterton boiler is located in the kitchen, one & half sink with drainer &

mixer tap over, space for a fridge/freezer, electric oven with four ring electric hob over.

Conservatory

15'1" x 11'8"

Wood effect laminate flooring, skirting, high level obscure double glazed windows to both side aspects, double glazed windows to the rear aspect with a central double glazed French doors leading to the garden, radiator, wall lighting, access to the downstairs w.c, space & plumbing for a washing machine.

Downstairs w.c

Wood effect laminate flooring, skirting, double glazed obscure windows to the side aspect, sink with mixer tap & tiled back splash, toilet.

First Floor Landing

Carpeted stairs to a carpeted landing with skirting, picture rail, pendant ceiling light, single glazed obscure stained glass leaded window to the side aspect, access to the insulated loft.

Bathroom

6'9" x 5'10"

Tile effect lino flooring, part tiled walls, radiator, pendant ceiling light, double glazed obscure window to the side aspect, double glazed obscure window to the rear aspect, panelled bath with shower, sink, toilet, mirrored vanity unit.



Bedroom Two

13'0 x 10'5

Carpet flooring, skirting, pendant ceiling light, radiator, double glazed window to the rear aspect, fitted cupboard for storage.

Bedroom One

16'4 x 10'5

Wood effect laminate flooring, skirting, picture rail, pendant ceiling light, radiator, double glazed box bay window to the front aspect.

Bedroom Three

8'9 x 5'10

Carpet flooring, skirting, radiator, pendant ceiling light, double glazed window to the front aspect.

Garden

Commencing with a decked patio area, the centre section of the garden is laid to lawn with mature flower bed borders with mature plants, bushes & trees, the rear of the garden is a storage shed to remain and a summer house to remain, external water tap, gated access to the side that takes you back to the front of the property.



GROUND FLOOR
634 sq.ft. approx.



1ST FLOOR
443 sq.ft. approx.



TOTAL FLOOR AREA: 1077 sq.ft. approx.
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Property Details

3 Bedrooms
1 Bathrooms
2 Reception Rooms
House - End Terrace

Approx. sq ft
EPC band: D
Tenure: Freehold
Council Tax Band: C

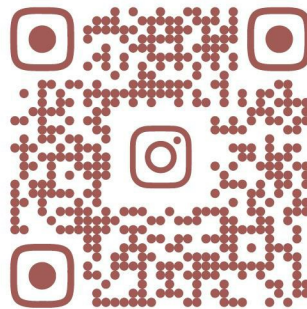
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