



Lifstan Way, Southend-On-Sea
£595,000

home.

My Nook 44 Lifstan Way

Southend-On-Sea

SS1 2XE



- Stylish & Beautifully Maintained Three Bedroom Semi Detached Chalet Bungalow
- Generous Size Plot
- Located Directly Opposite Southchurch Park
- Fabulous Open Plan Kitchen/Diner & Separate Lounge
- Impressive Master Bedroom With Juliet Balcony & En-Suite
- Secluded Rear Garden, Ample Off Street Parking & Detached Garage
- Perfectly Positioned For The Beach & Southchurch Park
- Southend Central Mainline Railway Station is Also Close By

Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033





Home Of Leigh are very excited to offer for sale this incredibly stylish and beautifully maintained three bedroom semi detached chalet-bungalow which boasts versatile living accommodation and is located directly opposite Southchurch Park, therefore offering a convenient position close to both the beach and Southend East railway station giving direct access into London Fenchurch Street.

The accommodation comprises; spacious entrance hall, ground floor shower room, a fabulous open plan kitchen/diner with french doors out onto the rear garden, a separate lounge again with access to the rear garden and two ground floor bedrooms.

To the first floor there is an impressive dual aspect master bedroom which benefits from a Juliette Balcony to the rear affording views over open fields whilst to the front fabulous views over Southchurch Park. There is also a luxury fitted en suite bathroom off the master bedroom.

Externally the property sits on a generous size plot and is set well back from the road offering a sweeping driveway allowing for ample off street parking and access to a detached garage. To the rear there is a great size and secluded rear garden.

Located on Lifstan Way in the heart of Southchurch this attractive double fronted property is perfectly positioned to take full advantage of the beach which is within a few minutes walk as well as Southchurch Park and Southend Central mainline railway station which is also close by.

Accommodation Comprises

The property is approached via part double glazed entrance door leading to:

Entrance Hall

16'3 x 9'8

A great size entrance hall with ceramic tiled flooring throughout with underfloor heating, carpeted staircase to first floor landing, smooth plastered ceiling, built-in storage cupboard. Doors to:

Sitting Room/Ground Floor Bedroom

14'6 x 12'1

A lovely west facing reception room with lead light bay window to front aspect with bespoke fitted cafe style Plantation shutters, carpeted, smooth plastered ceiling, picture rail, feature tiled fireplace with matching tiled hearth, additional coloured lead light feature window to side aspect, cast iron effect radiator.

Lounge

14'2 x 10'11

Feature coloured lead light French doors and windows to rear giving access to the garden, carpeted, exposed brick chimney breast with inset log burner and tiled hearth, smooth plastered ceiling, cast iron effect radiator.

Kitchen/Dining Room

19'3 x 12'1

A beautiful room with double glazed windows to rear and central French doors opening out onto the rear garden. The kitchen is fitted to include a double Butler sink inset into a range of Quartz worksurfaces with cupboards and drawers beneath, appliance space for Range cooker with extractor hood above, appliance space for American style fridge freezer, built-in butlers pantry, integrated bin storage, integrated NEFF dishwasher, fitted wine rack, smooth plastered ceiling with inset spotlighting, continuation of ceramic tiled flooring throughout, cast iron effect vertical radiator, further double glazed window to side aspect with adjacent barn style door to side.

Ground Floor Bedroom Three

11'5 x 7'11

Lead light window to front aspect with bespoke fitted cafe style Plantation shutters, carpeted, range of bespoke fitted floor to ceiling wardrobes with concealed shelving, hanging space and drawers, smooth plastered ceiling, feature exposed brick work to one wall, cast iron effect radiator.

Ground Floor Shower Room

8'1 x 6'1

Feature coloured lead light window to side aspect, contemporary style modern three piece suite comprising; walk-in shower with Rainfall shower head and glass screen door, low level WC, feature wash hand basin with mixer tap and vanity cupboard beneath, tiled flooring, smooth plastered ceiling, two wall light points, heated towel rail.

First Floor Landing

Wood flooring, smooth plastered ceiling with inset spotlighting, Velux window to front with views over Southchurch Park. Door to:

Master Bedroom

20'2 x 16'7 max

Two Velux windows to front aspect with views over Southchurch Park, additional double glazed window to rear and adjacent French doors to a Juliet balcony with delightful views over the rear garden towards open playing fields, carpeted, smooth plastered ceiling with inset spotlighting, two wall light points, bespoke fitted double hanging rails, built-in eaves storage cupboard housing boiler (n/t). Door to:





En-Suite Bathroom

7'8 x 6'5

Velux window to front aspect with views over Southchurch Park. Luxury fitted three piece suite comprising; floor standing bath with mixer tap and shower attachment, low level WC, wash hand basin, half tiled to surrounding walls, wood flooring, smooth plastered ceiling with inset spot lighting, heated towel rail.

Externally

Front Garden

The property benefits from a sweeping driveway providing ample off street parking for several vehicles, which is laid with shingles and giving further access to a detached garage.

Rear Garden

The rear garden commences with an attractive paved patio area to the immediate rear with the remainder being laid to lawn with central path to the extreme rear, garden shed (to remain), mature range of flower bed and herbaceous borders, outside water tap and outside lighting.













TOTAL FLOOR AREA : 1083 sq.ft. approx.
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Property Details

3 Bedrooms
2 Bathrooms
1 Reception Rooms
House - Semi-Detached

Approx. 108.00 sq ft
EPC band: D
Tenure: Freehold
Council Tax Band: D

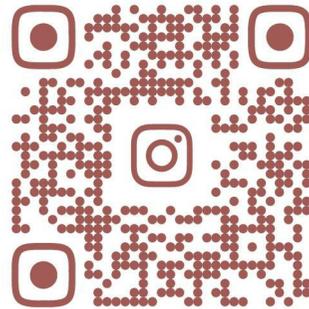
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