



Beach Avenue, Leigh-On-Sea, SS9

£875,000

home.

106 Beach Avenue

Leigh-On-Sea

SS9 1HB



- Four Bedroom Semi-Detached Home
- Open-Plan Contemporary Kitchen/Diner
- Approx. 1,305 sq ft
- Period Features
- Within A Short Stroll To Broadway
- Estuary Views
- Two Balconies
- Excellent Location For Nearby Seafront & Mainline Railway Station

Interested?

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

01702 480 033





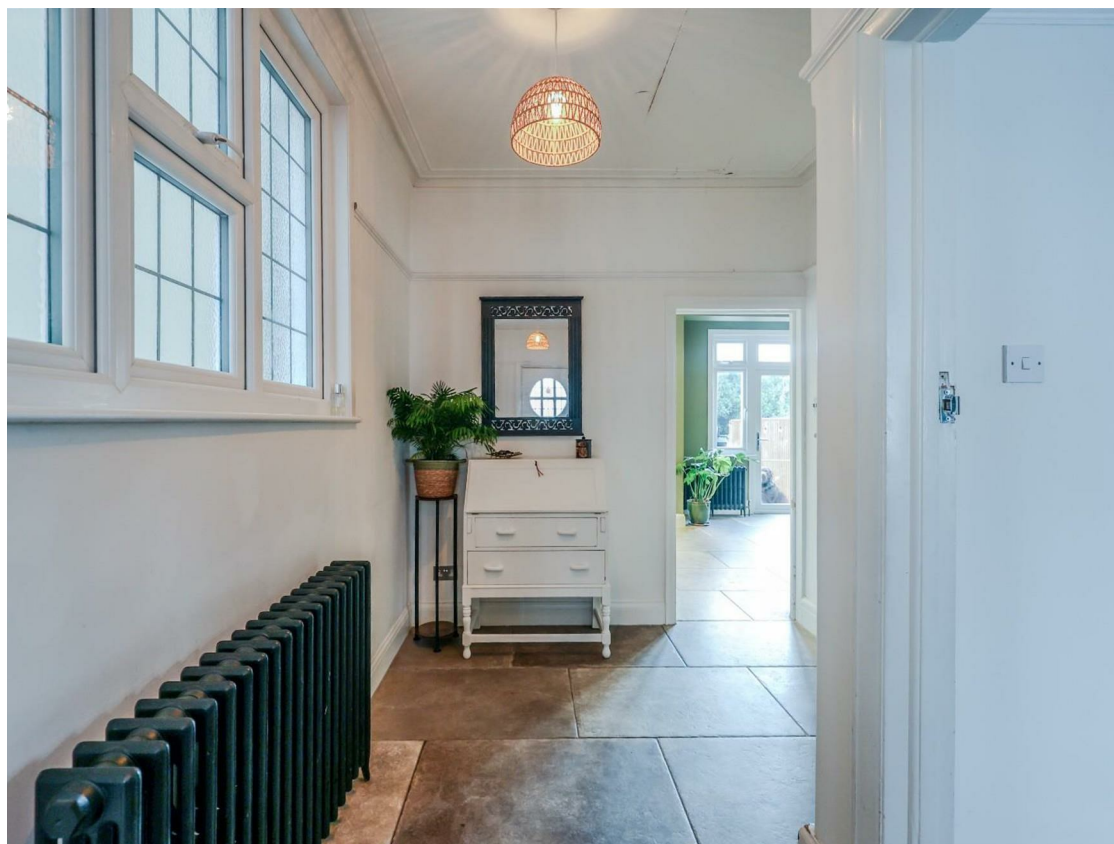
Home Of Leigh are delighted to offer for sale this fabulous and characterful four bedroom terraced home located in a highly sought after turning between Leigh Road and The Ridgeway, therefore within walking distance of all local amenities.

The accommodation comprises; entrance hallway, cloakroom, spacious living room and a stunning open-plan contemporary kitchen/diner to the ground floor with landing, family bathroom and four bedrooms completing the first. Externally, this excellent residence provides front and rear gardens and is complemented by balconies to

front and rear with the latter offering space for furniture and sea views.

The property is served by gas central heating and offers original leaded light windows where mentioned.

Situated in Beach Avenue, within the heart of Leigh-on-Sea, this wonderful family home benefits from excellent location for the nearby seafront and mainline railway station - serving London Fenchurch Street for commuters.



Also within a short stroll is Leigh's fashionable Broadway with its array of bars, cafés, restaurants and popular boutiques.

Boasting approximately 1,305 sq ft, period features and estuary views, we strongly encourage internal viewings to avoid missing out on this fantastic house.

Entrance Hall:

Opaque lead light window to side, tiled flooring, stairs rising to first floor, vintage style radiator, picture rail, coved cornice, two ceiling lights. Doors into:

Ground Floor Cloakroom:

Tiled flooring and part tiled walls, boiler, WC, wash hand basin with mixer tap, wall mounted mirror, down light.

Lounge:

16'9" into Bay x 13'8"

Double glazed bay window to front aspect, tiled flooring, vintage style radiator, picture rail, coved cornice, ceiling rose with light, log burner.

Open Plan Kitchen Diner

Dining Area

15'11" x 10'7"

Tiled flooring, two vintage style radiators, understairs storage, feature fireplace, coved cornice, double glazed windows to rear and door leading to garden.

Kitchen Area

23'3" x 8'0"

Tiled flooring, vintage style radiator, high gloss contemporary base, drawer and cupboard units with Quartz worksurfaces and matching eye level wall cabinets, windows to side and rear including Sash window, door leading to garden, down lights, coved cornice, Range Master oven with six burner gas hob and extractor over, integrated dishwasher, washing machine, bowl sink with taps, space for American style fridge freezer.

First Floor Landing

Carpeted, vintage style radiator, stairs rising from ground floor, picture rail, coved cornice, ceiling rose with light, loft access. Doors into:

Bedroom One

16'9" into Bay x 13'8" Max x 12'1" Min

Carpeted, feature fireplace, vintage style radiator, picture rail, coved cornice, ceiling rose with light, built in storage cupboard, bay window to front with original lead light glass and fitted blinds.

Bedroom Two

13'5" x 9'4"

Carpeted, vintage style radiator, feature fireplace, picture rail, ceiling rose with light, windows to rear offering sea views.





Bedroom Three

10'4" x 9'4"

Carpeted, vintage style radiator, feature fireplace, picture rail, ceiling rose with light, window to rear with sea views and door leading to balcony.

Bedroom Four

9'7" x 6'7"

Carpeted, vintage style radiator, picture rail, coved cornice, ceiling rose with light, fitted shelving and hanging rail, door to front leading to balcony.

Bathroom

Tiled flooring, part tiled walls, down lights, extractor, heated towel rail with radiator, bath with mixer tap and shower over, WC, wash hand basin with taps, vanity unit, Sash window to side.

Externally

Rear Garden

Pretty rear garden with decking, tiled seating area, lawn, shed, side access and shrubs.

Front Garden

Private front garden with path, garden.

Two Balconies

One balcony is approached from bedroom four at the front of the property and the other large balcony is approached from bedroom three with tiled flooring and offering sea views.

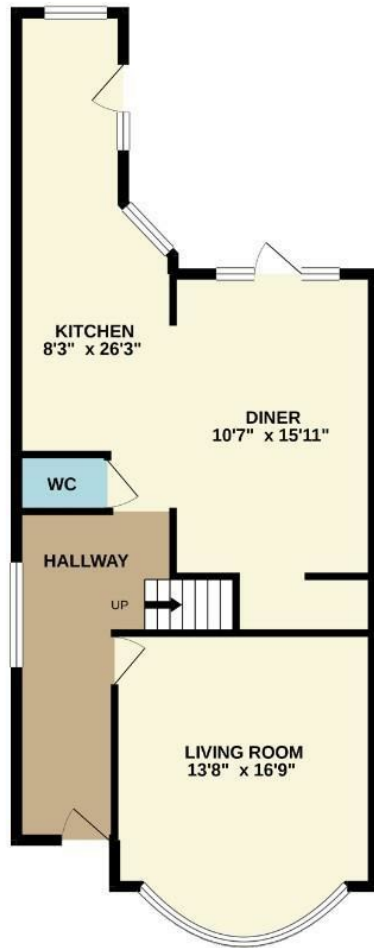








GROUND FLOOR
699 sq.ft. approx.



1ST FLOOR
606 sq.ft. approx.



TOTAL FLOOR AREA : 1305 sq.ft. approx.
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Property Details

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

Approx. 123.00 sq ft
EPC band: D
Tenure: Freehold
Council Tax Band: D

£875,000

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