



* £270,000 - £290,000 * Set within the popular Suffolk Avenue area of Leigh-on-Sea, this well-presented modern terraced house offers bright, spacious accommodation and a highly convenient location. Boasting two good-sized double bedrooms, the property is perfectly suited to first-time buyers, small families, or professionals alike.

The ground floor features a spacious lounge/diner, providing a versatile living and entertaining space with an abundance of natural light and a welcoming atmosphere throughout. The home also benefits from a well-appointed bathroom, designed with practicality in mind.

To the rear, a charming private garden offers the ideal setting for relaxing or entertaining outdoors. Further benefits include off-street parking for one vehicle.

Ideally located within walking distance of Leigh Broadway and Leigh Road, residents can enjoy easy access to a wide variety of independent shops, cafés, restaurants, and local amenities, all contributing to the vibrant lifestyle Leigh-on-Sea is known for.

Offering a superb combination of modern living, outdoor space, and a sought-after location, this attractive home is not to be missed.

- Modern built terraced house
- Lounge/diner
- Garage in a block with pitched roof ideal for storage
- No onward chain
- Two double bedrooms
- Delightful rear garden
- Walking distance to Leigh Broadway and Leigh Road shopping facilities
- Keys held for immediate viewing

Suffolk Avenue

Leigh-On-Sea

£270,000

Price Guide



Suffolk Avenue



Frontage

Front garden area, access to:

Entrance Hallway

11'10" x 5'10"

UPVC entrance door to the front, carpeted stairs rising to the first floor, double radiator, carpet, door to:

Kitchen

9'10" x 6'7"

Double-glazed windows to the front. Kitchen comprising of; wall and base-level units with a roll-edge laminate worktop, stainless steel sink with double drainer and chrome taps, space for a washing machine, oven, and fridge freezer, tiled splashbacks, radiator, wall-mounted Worcester boiler, tiled flooring.

Lounge/Diner

13'4" x 12'8" > 9'6"

Two pendant lights, double-glazed patio doors to the rear opening out onto the garden, huge understairs storage cupboard, radiator, carpet.

First Floor Landing

Loft access, carpet, doors to all rooms.

Bedroom One

12'9" > 9'3" x 9'0"

Double-glazed windows to the front, giving views over the allotments, double radiator; useful storage cupboard over the stairs, carpet.

Bedroom Two

12'9" x 8'3"

Pendant light, double-glazed window to the rear overlooking the garden, double radiator, carpet.

Bathroom

6'4" x 5'8"

Extractor fan, panelled bath with tiled splashbacks, pedestal wash basin with a tiled splashback, low-level WC, lino flooring, radiator.

Rear Garden

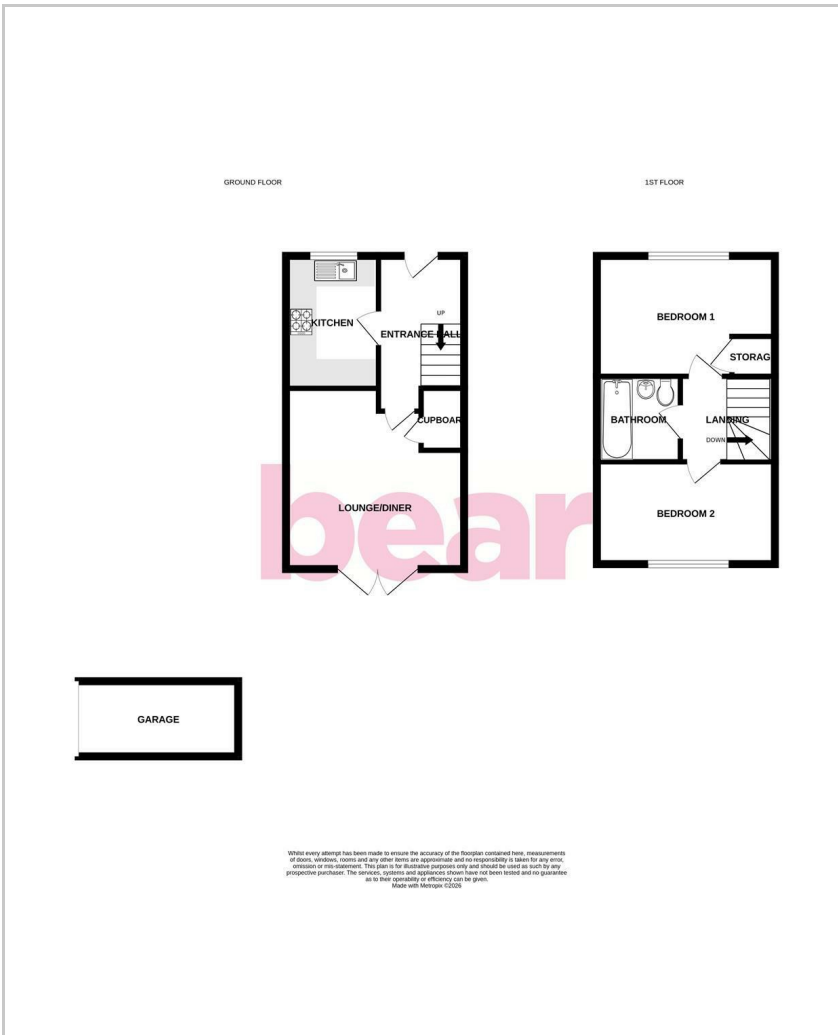
Commences a paved patio area with the remainder laid to lawn, fenced boundaries.

Garage in Block

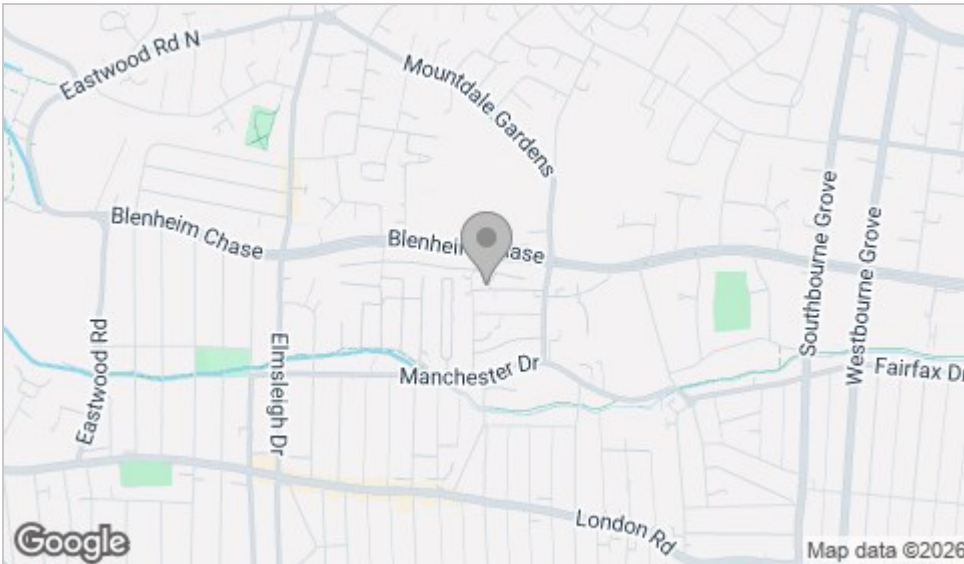
Up-and-over door to the front, concrete floor, pitched roof, great for extra storage.



Floor Plan



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

