



Marcus Avenue | | Thorpe Bay | SS1 3LQ

Price Guide £700,000

**bear**  
*Estate Agents*

**Marcus Avenue |**  
**Thorpe Bay | SS1 3LQ**  
**Price Guide £700,000**

\* £700,000 - £750,000 \* No Onward Chain \* Sought After Thorpe Bay Location on the Burges Estate \* This impressive detached bungalow offers spacious and characterful accommodation, a generous West facing garden and ample off-street parking. Ideally positioned on the highly sought-after Marcus Avenue in Thorpe Bay, the property benefits from excellent schools, transport links and coastal amenities.

- Detached Bungalow with No Onward Chain
- Large Lounge with a Feature Fireplace
- Spacious Kitchen and Utility Room
- Four Piece Family Bathroom
- Garage and Off-Street Parking for Four Vehicles
- Secure Porch and Entrance Hall
- Dining Room and Conservatory
- Bay Fronted Master Bedroom with Wardrobes
- Sizeable West Facing Rear Garden
- Double Glazing and Gas Central Heating





The accommodation begins with a porch leading into a welcoming entrance hall. A large lounge sits to the rear of the property and features a character fireplace alongside patio doors opening onto the garden, flowing through to the dining room which boasts a stained glass window and further patio doors into the bright and airy conservatory. The spacious kitchen offers ample workspace and storage, supported by a separate utility room. The bay fronted master bedroom benefits from built-in wardrobes, while two further bedrooms are well-proportioned and served by a four piece family bathroom. The home also benefits from parquet flooring and plentiful storage throughout. Externally, the bungalow enjoys a sizeable West facing garden, along with a garage and off-street parking for up to four vehicles. Additional features include double glazing and gas central heating throughout.

Situated on Marcus Avenue in the highly desirable Thorpe Bay area, as part of the Burges Estate, the property falls within catchment of Thorpedene Primary School and Shoeburyness High School. Thorpe Bay Seafront, Train Station and a wide range of local amenities are all close by, alongside Thorpe Bay Golf Club, making this a superb location for coastal living with excellent transport connections.

### Three Bedroom Detached Bungalow

#### Entrance Hall

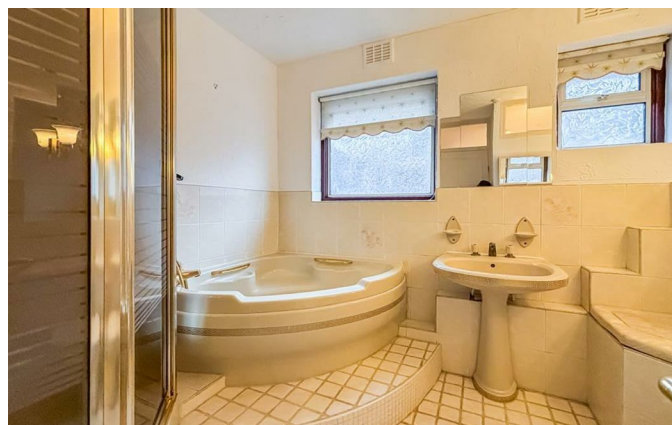
19'6 x 9'7 (5.94m x 2.92m)

Parquet flooring, wall-mounted pendant lights, access to storage, doors to:

#### Lounge Opening Into Diner

27'10 x 11'10 (8.48m x 3.61m)

Parquet flooring, feature fireplace, double glazed patio doors leading into conservatory and onto the garden, stained glass window to the side aspect.



### Conservatory

11'7 x 11'7 (3.53m x 3.53m)

Double glazed windows, double glazed door to the side aspect opening into the garden.

### Kitchen

13'5 x 10'3 (4.09m x 3.12m)

Tiled floors, partially tiled surrounds, double 'Bosch' oven, five ring electric hob, access to:

### Utility Room

7'3 x 6'3 (2.21m x 1.91m)

Double glazed doors to the front and rear.

### Bedroom One

13'6 x 12'8 (4.11m x 3.86m)

Parquet flooring, pendant light, coving to ceiling edge, double glazed bay window to the front aspect, integrated wardrobes.

### Bedroom Two

13'8 x 12'11 (4.17m x 3.94m)

Parquet flooring, double glazed window to the front aspect, pendant ceiling light coving ceiling edge, wall-mounted radiator.

### Bedroom Three

12'10 x 8'4 (3.91m x 2.54m)

Carpets throughout, coving to ceiling edge, wall-mounted pendant lights, double glazed window to the side aspect.

### Bathroom

9'0 x 8'2 (2.74m x 2.49m)

Tiled floors, partially tiled surrounds, two obscure double glazed windows to the side aspect, sink with hot and cold taps, corner bath with shower attachment, walk-in shower, WC.

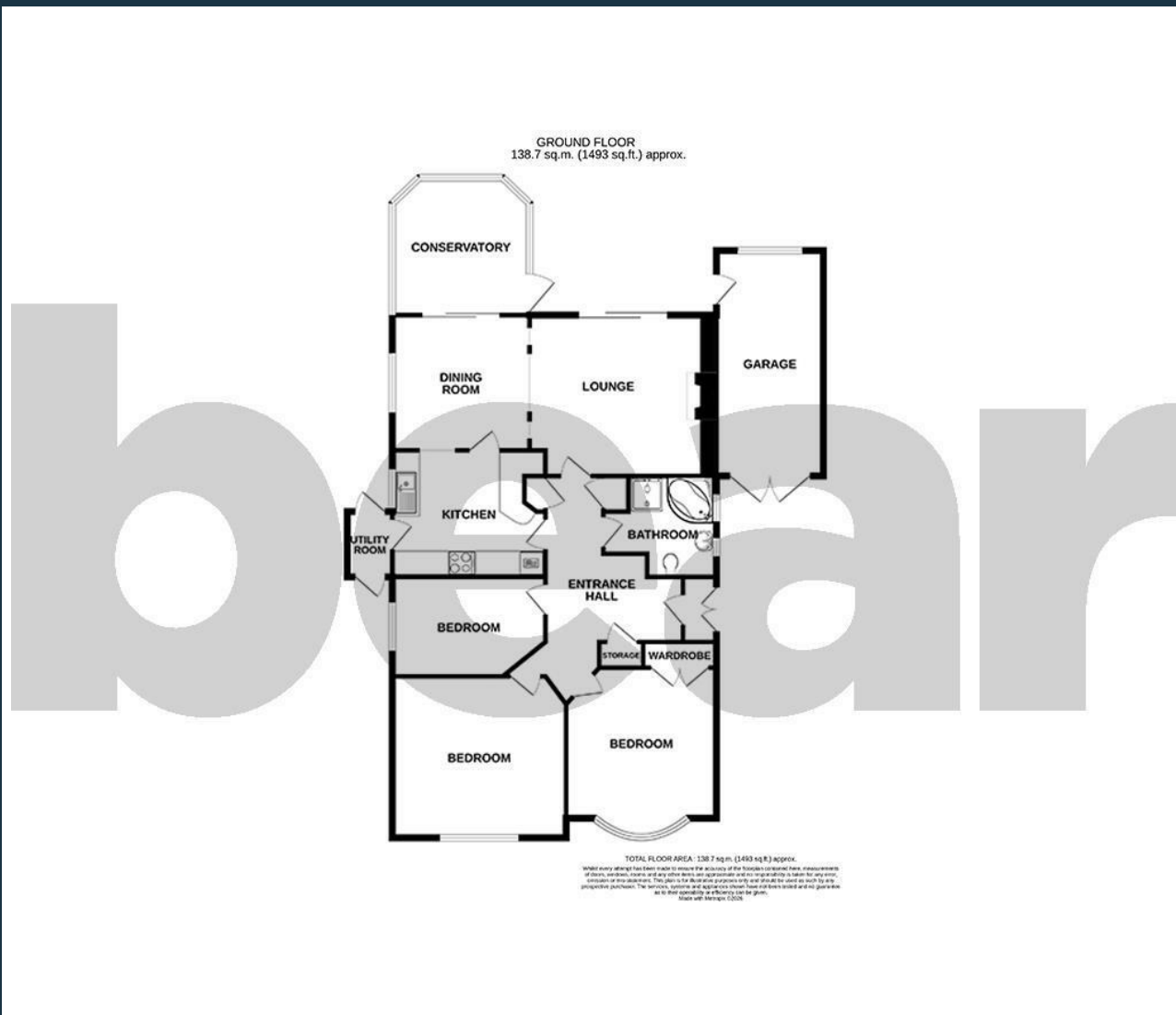
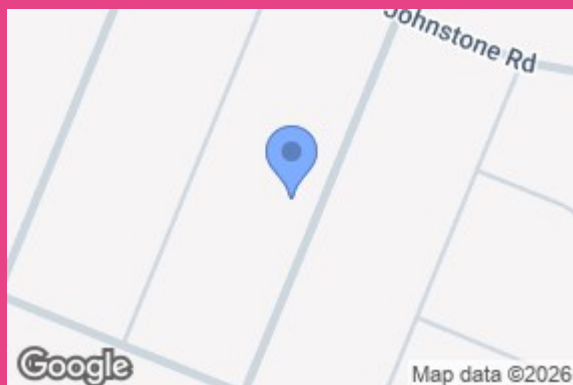
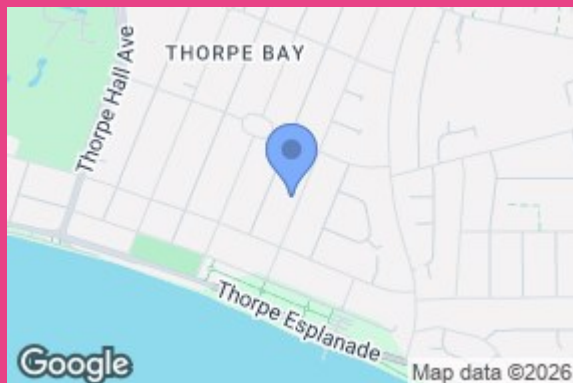
### West Facing Garden

### Garage

19'0 x 9'0 (5.79m x 2.74m)

### Off-Street Parking





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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