



# FOR SALE

**Bohemia Chase,  
Leigh-On-Sea SS9 4PW**

**£460,000 Freehold**

- Newly Refurbished Throughout
- Three Bedrooms
- En-Suite to Master
- Stunning Contemporary Kitchen
- Modern Neutral Decor
- Spacious Kitchen Diner
- Low Maintenance Rear Garden
- Off Street Parking
- Belfairs Catchment Area
- Convenient for Travel Routes

Selling & letting all types of property in Chalkwell,  
Westcliff, Leigh, Southend and the surrounding areas.

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# Description

Video Tour Available !

Fantastic three bedroom chalet style bungalow in a popular residential area of Leigh, in the Belfairs catchment and convenient for local amenities and travel routes. This stylish home has been newly refurbished throughout to a high standard and offers comfortable modern

living. With a stunning contemporary kitchen diner, utility, spacious lounge, bathroom and second reception/bedroom to the ground floor and a further two bedrooms to the first floor - the master with en-suite & dressing room. Externally the property has a pleasant low maintenance rear garden and a frontage for off street parking which is to be newly block paved. A wonderful property, viewing is advised.

## Entrance

Frontage for off street parking and side gate to rear. Composite front door into entrance hallway with tiled floor, radiator, light fixture, obscure double glazed window to side aspect and doors to rooms.

## Lounge

18'2 x 10'10 (5.54m x 3.30m)

Lounge to rear aspect open to dining area. Fitted carpet, light fixture, radiator and feature fireplace with brick hearth and wooden mantle.

## Kitchen Diner

18'11 x 13'9 (5.77m x 4.19m)

Dining area with tri-fold doors out to rear garden. Engineered wooden floor with underfloor heating, low hanging feature light fixture, skylight and radiator. Open through to kitchen.

Contemporary fitted kitchen with curved wall and base units with wooden work surface and subway tiled splash backs, inset double butler sink with mixer tap, space for fridge freezer and double range cooker with extractor. Engineered wood flooring, double glazed window to rear, light fixture and door to utility room.

## Utility Room

8'6 x 7'2 (2.59m x 2.18m)

Utility room with wooden floor, fitted units, cupboard housing boiler and space for washer and dryer.

## Bathroom

8'5 x 6'2 (2.57m x 1.88m)

Three piece bathroom suite comprising of panel bath, WC and vanity wash hand basin. Tiled floor, part subway tiled walls, obscure double glazed window to side aspect, heated towel rail and light fixture.

## Bedroom 3

10'10 x 10'1 (3.30m x 3.07m)

Bedroom or second reception room to front aspect with double glazed window, wooden floor, spotlights and tall radiator.

## First Floor

Wooden staircase to first floor landing. Skylight window and double glazed window to side aspect.

## Master Bedroom

13'10 max x 10'11 (4.22m max x 3.33m)

Master bedroom to rear aspect with fitted carpet, light fixture, double glazed window and radiator. Open through to dressing room.

## Dressing Room

7'2 x 6'4 (2.18m x 1.93m)

Dressing room with fitted carpet and skylight. Open to en-suite.

## En-Suite

6'4 x 4'2 (1.93m x 1.27m)

Three piece en-suite comprising of WC, wash hand basin and shower cubicle with rain head shower and glazed door. Fully tiled, spotlights, obscure double glazed window to rear and chrome heated towel rail.

## Bedroom 2

16'10 max 12'4 max (5.13m max 3.76m max)

Bedroom to front aspect with fitted carpet, two radiators, two light fixtures and two double glazed windows.

## Rear Garden

Rear garden with patio area, artificial lawn, timber fencing and shed.

## Parking

Frontage to be block paved offering off street parking.

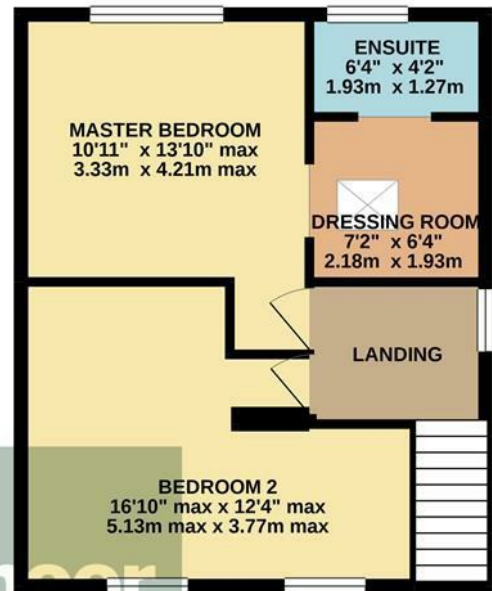
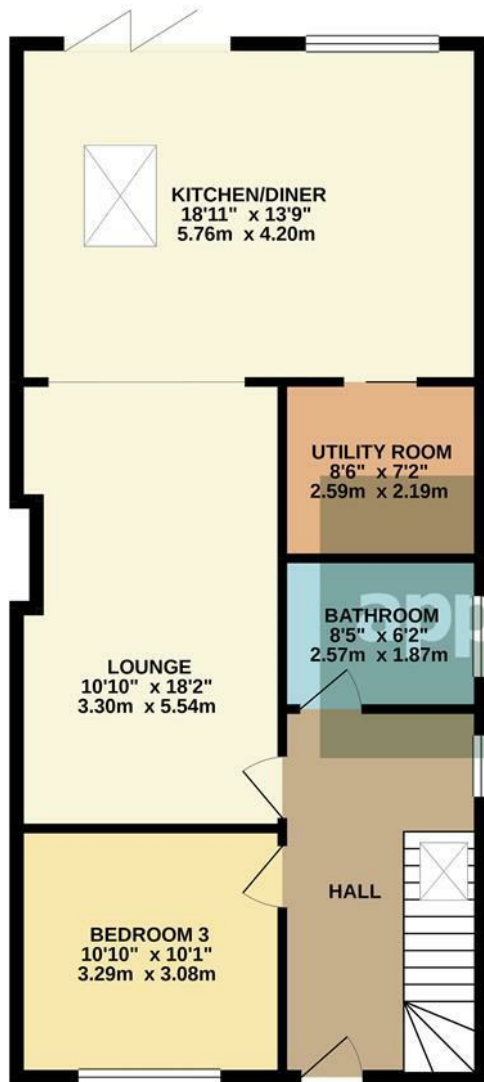






GROUND FLOOR  
791 sq. ft. (73.5 sq. m.) approx.

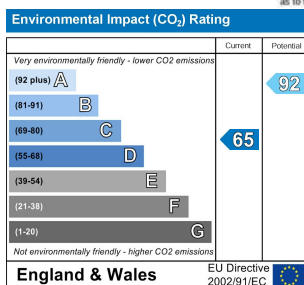
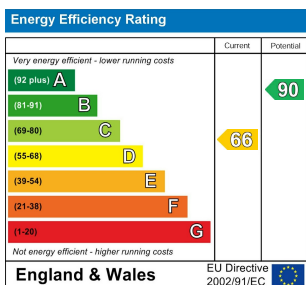
1ST FLOOR  
438 sq. ft. (40.7 sq. m.) approx.



TOTAL FLOOR AREA: 1229 sq. ft. (114.2 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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