



# FOR SALE

**Kent View Avenue,  
Leigh-On-Sea SS9 1HE**

**Guide Price £850,000   Freehold**

- Semi-Detached House
- Five Bedrooms
- Spread over 3 Floors
- Modern Open Plan Kitchen Diner
- Bathroom, En-Suite & Cloakroom
- Stylish Contemporary Decor
- Attractive Rear Garden
- Off Street Parking to Front
- Moments from Chalkwell Station
- Short Walk to Seafront & Broadway

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

**appointmoor**



## Description

Guide Price - £850,000 - £875,000

Stylish and spacious, this delightful five bedroom semi-detached house is spread over three floors. Located just moments from Chalkwell station and a short walk from the seafront and Leigh Broadway. This attractive property has a welcoming entrance hall with storage space and cloakroom, lounge to front aspect and 26'

open plan modern kitchen diner to the rear. To the first floor are four bedrooms and contemporary bathroom with a further bedroom and stunning en-suite to the top floor. Externally there is off street parking to the front and a well kept garden to the rear with lawn and decking areas.







### **Entrance Hallway**

Front door into welcoming entrance hallway with wooden floor, radiator, panel walls and plate rail. Under stair storage area and doors to all rooms.

### **Lounge**

Lounge to front aspect with wooden floor, double glazed bay window, radiator, plate rail and ceiling rose and fireplace with stove and fitted alcove unite.

### **Open Plan Kitchen Diner**

Spacious open plan kitchen diner to rear aspect with wooden floor, inset spotlights, radiator, double glazed windows to side and rear and bi-fold doors out to rear garden. Further double glazed door to side aspect. The kitchen has a range of wall and base units with straight edge work surface, subway tiled splash backs and butler sink with mixer tap. Co-ordinating island with breakfast bar and integrated wine cooler. Space for double range cooker, washing machine and American style fridge freezer. Corner dining area space with fitted seating and roof lantern.

### **Cloakroom**

two piece cloakroom comprising of WC and wash hand basin with wooden floor and dado rail.

### **First Floor**

Stairs to first floor landing with fitted carpet, storage cupboard and doors to all rooms.

### **Bedroom 2**

Bedroom to front aspect with double glazed bay window, fitted carpet, picture rail and ceiling rose.

### **Bedroom 3**

Bedroom to rear aspect with fitted carpet, double glazed window, radiator and picture rail.

### **Bedroom 4**

Bedroom to rear aspect with double glazed window, fitted carpet, radiator and picture rail.

### **Bedroom 5**

Bedroom to front aspect with fitted carpet, double glazed bay window and fitted cupboard.

### **Bathroom**

Contemporary three piece suite comprising of WC, vanity wash hand basin and walk in shower with rain head and glazed screen. Marble effect tiled floor and part tiled walls, two double glazed windows and heated towel rail.

### **Second Floor**

Stairs to second floor with fitted carpet and Velux window to side.

### **Bedroom 1**

Generous size top floor bedroom with wood effect floor, two radiators, inset spotlights and feature exposed brick wall. Dual aspect double glazed windows to each side and further full length picture window to rear with two openings to Juliet balcony. Fitted storage includes wardrobe space and eaves cupboard. Sliding door to en-suite.

### **En-Suite**

Fantastic four piece en-suite bathroom comprising of WC, freestanding oval bath with mixer tap, stone wash hand basin and wet room style shower cubicle with decorative tiled walls and rain head shower. Two Velux windows, wood effect floor and inset spotlights.

### **Rear Garden**

Pleasant rear garden commencing with decking patio and wide gated side access to front. Steps down to lawn area with raised bedding areas and further decking patio to rear.

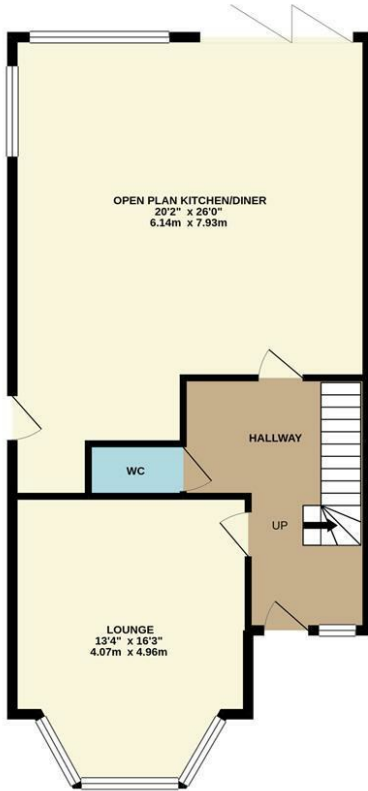




GROUND FLOOR  
773 sq.ft. (71.8 sq.m.) approx.

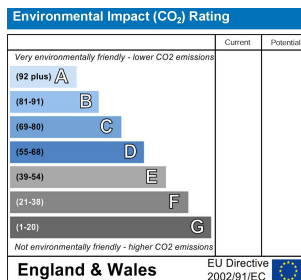
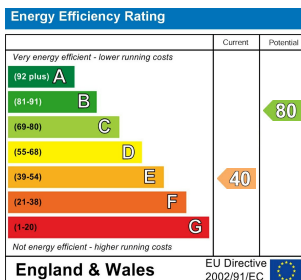
1ST FLOOR  
705 sq.ft. (65.5 sq.m.) approx.

2ND FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 1878 sq.ft. (174.4 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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**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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