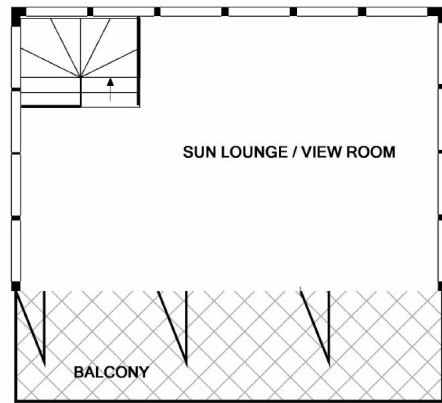


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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ROOF ROOM



## Beach Avenue, Leigh-On-Sea Offers in excess of £1,250,000

*A truly unique opportunity has arisen to purchase this iconic home 'Suntops', a stunning example of a beautifully renovated Art Deco house, offering a perfect blend of period features alongside the more modern, high end fixtures and fittings. To the ground floor: A lovely sitting room with a feature floor to ceiling bay window with an estuary glimpse, a w.c, and a superb kitchen/diner with bi-folding doors to two walls, which lead onto the very private, low maintenance garden. To the first floor: Three double bedrooms, with a dressing room, en-suite and South facing balcony with estuary views to master, and a family bathroom. To the top floor, there is an amazing sun lounge with a full width South facing terrace affording panoramic estuary views, a perfect place to entertain. With two off street parking spaces, and a two minute walk to Chalkwell station and beach, this really is a home not to be missed!*

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01702 710555**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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			
EU Directive 2002/91/EC		79	80
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC		78	79
England & Wales			





Double glazed window to front. Spotlights to ceiling. Range of fitted wardrobes and dressing table with drawers. Underfloor heating. Door to:

**En-Suite Shower Room**  
Obscured double glazed window to side. Three piece suite comprising: Double walk-in shower with his and hers rainhead showers plus shower attachment, his and hers sinks with vanity drawers under and w.c. Tiled walls and floor with underfloor heating.

**Bedroom Two 12'4 x 8'11 (3.76m x 2.72m)**  
Double glazed corner window to rear. Feature skylight. Fitted wardrobes. Underfloor heating.

**Bedroom Three 10'5 x 8'7 (3.18m x 2.62m)**  
Double glazed window to side. Spotlights to ceiling. Underfloor heating.

**Family Bathroom**  
Obscured double glazed window to side. Spotlights to ceiling. Three piece suite comprising: Bath with tiled surround, vanity wash hand basin and w.c. Chrome towel radiator. Built-in t.v with inset speakers to ceiling and submersible remote. Tiled walls and floor.

**Second Floor Sun Lounge 23'3 x 15'4 max (7.09m x 4.67m max)**  
Double glazed bi-folding doors to front onto full width South facing terrace with outstanding estuary views. Obscured double glazed windows to sides and rear. Spotlights to ceiling. Air conditioning unit.

**Exterior**  
Rear Garden - Fully wood decked with paved patio area to side. Detached outbuilding with power and light, which is currently used as a gym. Gates to both sides leading to front.  
Front - Off street parking for two cars (potential space for third car)



### Main Features

- Detached Art Deco Home
- Beautifully Renovated
- Three Double Bedrooms
- Dressing Room, En-suite +Balcony To Master
- Panoramic Estuary Views
- Sun Lounge With Terrace
- Superb Integrated Kitchen
- Low Maintenance Garden
- Off Street Parking x 2
- Yards From Station+Beach

Accommodation Comprises  
Side entrance door to:

**Entrance Hall**  
Window to side. Stairs to first floor with understairs cupboard. Underfloor heating. Doors to:

**Ground Floor W.C.**  
Two piece white suite comprising: Vanity wash hand basin and w.c. Extractor.

**Sitting Room 23'2 x 11'2>9'8 (7.06m x 3.40m)**  
Double glazed bay window to front with estuary glimpse. Further double glazed windows to front and side. Wall light points. Contemporary corner gas fireplace. Underfloor heating.

**Kitchen/Dining Room 18'8 max x 16'3 (5.69m max x 4.95m)**  
Double glazed bi-folding doors to side and rear. Spotlights to ceiling. Range of high gloss wall and base units with concealed lighting and composite worktops. Matching centre island. Two built-in Siemens ovens. Inset Siemens five ring induction hob with concealed extractor. Concealed power points. Built-in microwave and coffee machine. Integrated Siemens dishwasher and fridge. Inset sink. Underfloor heating. Door to:

**Utility Room**  
Part double glazed door to side. Wall and base units with contrasting worktop to one wall with space and plumbing for washing machine and fridge/freezer. Wall mounted boiler.

**First Floor Landing**  
Obscured double glazed corner window. Spotlights to ceiling. Built-in airing cupboard. Stairs to second floor. Doors to:

**Bedroom One 13'7 x 12'8 (4.14m x 3.86m)**  
Double glazed door with adjacent double glazed windows to front onto South facing balcony with estuary views. Spotlights to ceiling. Underfloor heating. Door to:

Dressing Room

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