



Suntops, Beach Avenue

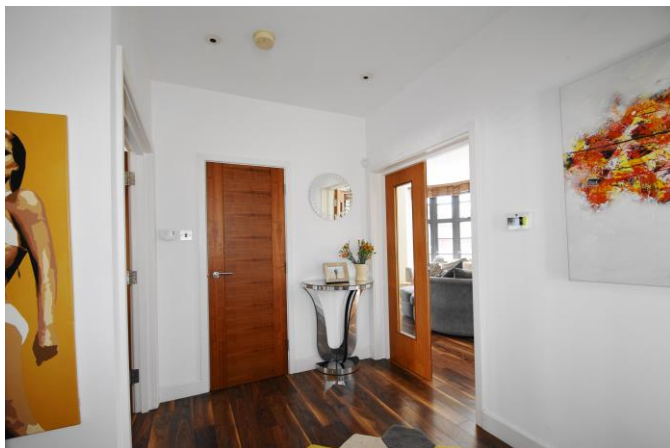
Suntops

116 Beach Avenue
Leigh on Sea
SS9 1HB

Home Estate Agents are privileged with instructions to offer for sale this stunning detached marine residence which has been carefully extended to create a very special home with fabulous South facing views of the Estuary and located within a few seconds walk of Chalkwell station. This art deco property blends traditional exterior architecture with a striking interior ideal for modern day living incorporating a considerable amount of light throughout the accommodation with features including, underfloor heating to all rooms with individual thermostat control, mood lighting and contemporary walnut doors & door furniture.

The accommodation briefly comprises: Reception hall, cloakroom w.c, lounge with Estuary views and a super 'cutting edge' kitchen/dining room with an extensive range of high gloss units and appliances.

The kitchen leads through to a utility room and there are a wide array of bi-folding doors from the kitchen opening onto a decked and patio garden creating a wonderful entertaining area. On the first floor are three bedrooms, the master bedroom enjoying a south facing balcony again with Estuary views and incorporating an en suite dressing room and a large en suite shower room with a double shower cubicle and 'his and hers'



sinks.

There is also a principle bathroom on this floor, the walls and floors finished in striking dark grey tiling by 'Marshall Bull' and featuring an integrated TV with an immersible remote control. On the third floor there is a marvellous roof top lounge measuring 23' x 15' 5 with mood lighting, air conditioning and a bank of bi-folding doors opening onto a large sun terrace taking in a wide vista over the Estuary.

'Suntops' has a wide frontage with off road parking to the front for two cars and is located in a much sought after residential area, very popular for commuters to the City and within easy access of the fashionable Leigh Broadway with its wide array of cafés

Accommodation Comprises:

Reception Hall

Approached from a panelled and glazed door, a bright reception hall with walnut floor and underfloor heating, under-stairs cupboard, staircase rising to first floor. Twin panelled and glazed walnut doors to the lounge and the kitchen/dining room.

Cloakroom/w.c Continuation of walnut floor, low level w.c, wall mounted wash hand basin with feature mosaic tiled wall, down lights, extractor fan, remote lighting.

Lounge 23' x 12'7 into bay

A very light south facing lounge with estuary views, bay window to front and two further windows, walnut flooring with



heating, down lights, t.v point, mood lighting.

Utility Room 8'8 x 6'5

Walnut flooring with underfloor heating, plumbing for washing machine, vent for tumble dryer, room for fridge/freezer, door to side, down light, extractor.

First Floor Landing

Staircase with LED lighting rising to second floor with large top floor windows emitting a considerable amount of light. Down lights, twin walnut doors opening onto linen cupboard with Megaflo system and remote lighting.

Bedroom 1 13'7 x 12'8

Fabulous master bedroom suite, the bedroom area has a French door opening onto the south facing front balcony with views over the estuary, down lights, underfloor heating.

Dressing Room 9'2 x 6'8

The dressing room is fitted with a range of high gloss fronted wardrobes and drawers with vanity unit, corner window and views of the estuary, underfloor heating.

Luxury En-Suite Shower Room 9'2 x 5'5

A fabulous en-suite shower room with a large double shower and twin rain dance shower heads. Further spray shower, glass sliding doors, 'his & hers' sinks with cupboards below and mirrors above, Travertine tiling to floor & walls with underfloor heating, down lights, extractor fan.

Bedroom 2 10'5 x 8'7

Windows to side, down lights, underfloor heating.



underfloor heating, down lights, feature contemporary remote control gas/log fire and built-in t.v plinth, wall lights, down lights, dimmer light switch controls.

Kitchen/Dining Room 18'7 x 16'3

An absolutely stunning kitchen/dining room with a wide array of bi-folding doors opening onto the garden which is predominantly decked and is ideal for entertaining.

The kitchen area is fitted with an extensive range of high gloss light contemporary units with contrasting Zabrano cupboards one of which is electronically controlled. Large breakfast island incorporating Siemens Induction hob and concealed extractor, further integrated appliances by Siemens include: twin ovens, microwave, coffee maker, fridge, dishwasher. Feature bevelled Corian worktops with integrated one and half bowl sink, pillar tap with further spray tap. Walnut flooring with underfloor

Bedroom 3 12'4 x 8'9

Feature roof light window, built-in wardrobes, corner window, underfloor heating.

Bathroom 9' x 7'

Striking bathroom with a contemporary white suite with 'Duravit' bath, low level w.c, wall mounted wash hand basin with cupboard below, fabulous tiling by 'Marshall Bull' in a dark grey slate finish, contemporary vertical chrome radiator/towel rail, down lights, underfloor heating, extractor, wall mounted television with immersible remote control and ceiling speakers.

Top Floor Sun Lounge/View Room 23' x 15'5

A super room presently used as a lounge, absolutely ideal for entertaining but could also be used for further bedroom accommodation of required. A wide array of windows surrounding the room, air conditioning unit, mood lighting and a bank of bi-folding doors opening onto the south facing sun terrace.

Sun Terrace 23' x 6'8 approx

A wonderful decked south facing terrace with glass & steel balustrade and a fantastic view over the estuary.

Outside Rear Garden

The rear garden extends to approximately 35' in depth and is ideal for entertaining with a large decked area directly adjacent to the house. Feature contemporary central walled garden. To the west side of the property there is a further patio area with decking adjacent to the house, exterior lighting, air conditioning unit, gated access to front.

Gym/Office

Lighting, power, external lighting, French doors.

Front Garden

Walled front garden with parking to side and exterior illumination







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Guide Price: £1,250,00 Freehold

HOME - The Estate Agent of Leigh
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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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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