



# FOR SALE

## Lymington Avenue, Leigh-On-Sea SS9 2AN

Offers In Excess Of £650,000 Freehold Council Tax Band - C

- Stylish 4-bed Semi-Detached House on Lymington Avenue.
- Off-Street Parking With Electric Car Charging Point
- Prime Location Near Leigh Broadway
- Large and Light Lounge with Wood Burner
- Family Room and Separate Utility Room
- Open-plan Kitchen Diner With Bi-fold Doors and Four Skylights
- Four Double Bedrooms
- Bedroom One Features En-suite and Dressing Room
- Generously Sized Mature Garden with Artificial Grass and Wooden Decking Area
- Exceptional Design and Style Throughout

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

**appointmoor**

# Description

Welcome to the epitome of modern living in Lymington Avenue, a contemporary blend of style and functionality. This 4-bedroom semi-detached residence offers off-street parking featuring an electric car charger. Conveniently located near Leigh Broadway, this property provides the perfect balance between modern elegance and accessibility to a vibrant community.

Step inside, and you'll be greeted by a beautiful wood burning fireplace in the lounge leading to an open-plan kitchen diner flooded with natural light, thanks to bi-fold doors and four skylights. The thoughtfully designed utility room enhances the practicality of daily living, seamlessly integrated into the chic interior.

The four double bedrooms provide ample space, with the master bedroom standing out due to its open en-suite and dressing room, offering a private retreat within the comforts of your own home.

Outside, a generously sized mature garden awaits, complete with artificial grass and a charming wooden decking area. This outdoor space is an ideal setting for entertaining guests, al fresco dining, or simply enjoying peaceful moments in your private space.

Located in close proximity to Leigh Broadway, you'll find yourself immersed in a vibrant community with a plethora of shops, restaurants, and amenities at your fingertips. This property is not just a home; it's a lifestyle, offering a perfect balance of modern elegance, practicality, and convenience.

## Entrance

5'0 x 15'6 (1.52m x 4.72m)

Inviting entrance hallway with security system panel, carpeted floor and pendant lighting. Doors leading to lounge, downstairs w/c and family room. Stairs leading to first floor with two storage cupboards underneath. Radiator, skirting and cornicing.

## Lounge

12'0 x 14'1 (3.66m x 4.29m)

Spacious lounge with double glazed bay window to front aspect. Wood burner with shelving for wood storage and decoration. Pendant and wall lighting, radiator, carpeted floor, skirting and cornicing.

## Downstairs W/C

6'11 x 2'7 (2.11m x 0.79m)

Downstairs w/c comprising of toilet and sink. Tile floor, painted walls and extractor.

## Family Room

13'1 x 10'7 (3.99m x 3.23m)

Contemporary family room/snug with wood effect flooring. Upright radiator, pendant lighting, skirting, cornicing.

## Utility

7'10 x 6'11 (2.39m x 2.11m)

Functional utility room with ample storage and wood effect flooring. Spotlight and under cupboard lighting, utility sink, radiator/towel rail. LG washing machine can be included upon request.

## Kitchen/Diner

17'7 x 15'3 (5.36m x 4.65m)

Bright and airy kitchen diner with wood effect floor, 4 x skylights with electric blinds, large kitchen island (with storage, sink (with drainer) and Beko dishwasher), bi-folding doors leading to garden. Smeg range cooker oven with extractor. Space for large American style fridge freezer. Upright radiator and spotlight lighting.

## Landing

Carpeted landing with doors to bedroom two, three and four and shower room. Stairs to second floor. Skirting and spotlight lighting.

## Shower Room

5'10 x 4'9 (1.78m x 1.45m)

Three-piece shower room with tiled floor and walls, obscured double glazed window to front aspect and downlighting.

## Bedroom Two

13'10 x 12'9 (4.22m x 3.89m)

Large double bedroom with double glazed bay window and wood effect flooring. Pendant lighting, radiator, electric heater and skirting.

## Bedroom Three

13'1 x 10'7 (3.99m x 3.23m)

Large double bedroom with wood effect flooring and double glazed window to rear aspect. Pendant lighting, radiator and skirting.

## Bedroom Four

10'5 x 6'11 (3.18m x 2.11m)

Double bedroom with wood effect flooring and double glazed window to rear aspect. Pendant lighting, radiator, skirting and cornicing.

## Bedroom One

12'6 x 11'8 (3.81m x 3.56m)

Large double bedroom with carpet flooring and Juliette balcony to rear aspect. Door to dressing room and open en-suite. Pendant lighting, skirting and upright radiator.

## En-suite

12'8 x 6'8 (3.86m x 2.03m)

Open en-suite to bedroom one with large bath, toilet, sink and extractor. Tiled flooring and tiled walls. Spotlight lighting and Velux window to front aspect. Access to eaves storage space.

## Dressing Room

8'8 x 4'9 (2.64m x 1.45m)

Separate dressing room with carpeted flooring, pendant light and double glazed window to rear aspect.

## Parking

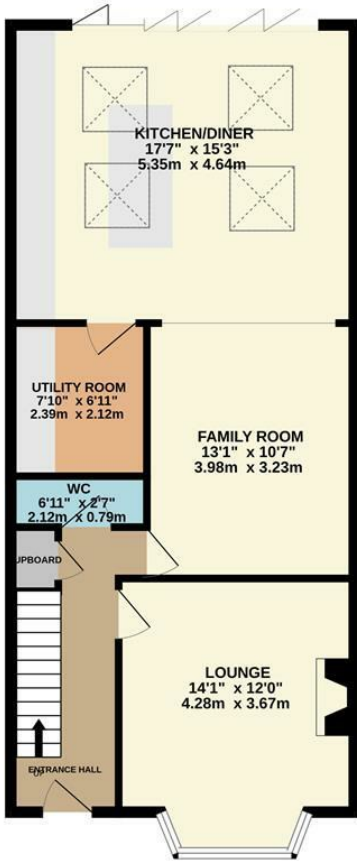
Off street parking with electric car charging point.

## Garden

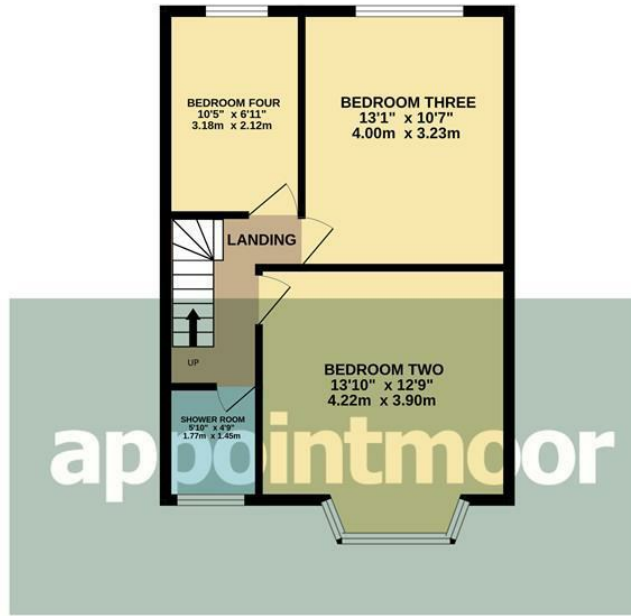
Well maintained and mature garden with flower bed borders, mature Silver Birch trees. Bi-fold doors leading to large decking area, with stairs leading down to artificial grass lawn and rear patio.



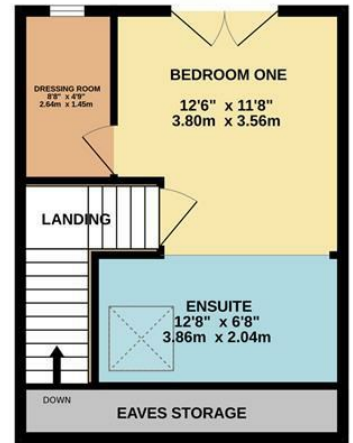
GROUND FLOOR  
714 sq.ft. (66.3 sq.m.) approx.



1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



2ND FLOOR  
359 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 1524 sq.ft. (141.6 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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