



9 Beach Avenue, Leigh-On-Sea, SS9 1HP

Asking Price £825,000



ARE YOU LOOKING FOR A STUNNING REFURBISHED FAMILY HOME WITH A FANTASTIC MIX OF MODERN AND PERIOD FEATURES?

Turner Sales have been asked to find a new owner for this simply stunning home in Beach Avenue, Leigh-On-Sea. Situated a stones throw from Leigh Broadway, Mainline Station and Seafront, location is perfect! Upon entering the property, straight away there is a feeling of 'Home' with a spacious entrance hall with original tiled flooring. Just off the hallway, you will find a spacious lounge with beautiful features including a large bay window, dining room with French doors to a private garden, fully fitted modern 'Bosch' kitchen and door to utility room, w/c and garage. The first floor boasts Four spacious bedrooms, with the main bedroom offering floor to ceiling fitted wardrobes and a modern four piece bathroom suite which includes free standing bath, large walk in shower and double sink vanity unit. Finishing off with a wrap around rear garden and off street parking for multiple vehicles, this property needs to be viewed. Call us on 01702 710 555.

Entrance Hall

Enter via wooden door to front with adjacent double glazed window, wall mounted radiator, original tiled flooring, under stairs storage cupboard, painted wooden stairs with carpet runner leading to first floor,

Lounge

17'4 x 14'7 (5.28m x 4.45m)

Smooth plastered ceiling with cornice coving and ceiling rose, double glazed bay window to front, wall mounted radiator, feature fireplace with wood surround, carpet laid to floor.

Dining Room

17'3 x 12'10 (5.26m x 3.91m)

Smooth plastered ceiling with cornice coving and ceiling rose, double glazed patio doors with surrounding double glazed windows leading to rear garden, feature fireplace, wall mounted radiator, carpet laid to floor.

Kitchen

22'10 x 9'10 (6.96m x 3.00m)

Fitted with matching wall and base units with complementary work surface and inset sink and drainer, built in 'Bosch' appliances include a large fridge with separate freezer, eye level oven and grill and five ring gas hob with extractor over, there is also an integrated dish washer and wine cooler built into the breakfast bar, double glazed window to rear and double glazed patio doors leading to rear garden, wall mounted radiator, smooth ceiling with inset spotlights and 'Karndean' wood flooring, door leading to...

Utility Room

7'9 x 5'7 (2.36m x 1.70m)

Smooth plastered ceiling with inset spotlights, base units with complementary work surface and circular sink, integrated washing machine, 'Karndean' wood flooring, door leading to...





W/C

7'9 x 2'11 (2.36m x 0.89m)

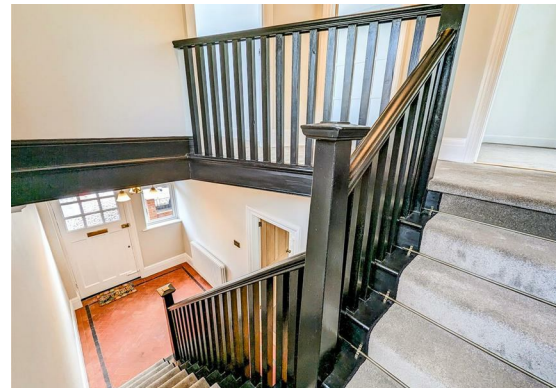
Obscure double glazed window to rear, smooth plastered ceiling with inset spotlights, extractor fan, low level w/c with push button and corner wash basin with mixer tap, 'Karndean' wood flooring.

Garage

Access via utility room or remote electric door to front, wall mounted 'Vaillant' combination boiler, electric and lighting.

First Floor Landing

Double glazed window on stairs to side, carpet laid to floor, smooth ceiling with loft access with attached ladder, doors to accommodation.



Main Bedroom

17'6 x 11'6 (5.33m x 3.51m)

Double glazed bay window to front, floor to ceiling fitted wardrobes to one wall, smooth plastered ceiling, wall mounted radiator, carpet laid to floor.

Second Bedroom

13'10 x 12'1 (4.22m x 3.68m)

Double glazed window to rear, wall mounted radiator, smooth plastered ceiling, feature fireplace, carpet laid to floor.

Third Bedroom

12'7 reduce to 8'9 x 9'10 (3.84m reduce to 2.67m x 3.00m)

Smooth plastered ceiling, double glazed window to rear, wall mounted radiator, carpet laid to floor.



Fourth Bedroom

9'3 x 8'2 (2.82m x 2.49m)

Smooth plastered ceiling, double glazed window to front and side, wall mounted radiator, carpet laid to floor.

Bathroom

13'5 x 5'11 (4.09m x 1.80m)

A modern four piece suite comprising walk in shower cubicle with rainfall shower over, double wash basin in vanity unit, free standing bath with shower attachment and low level w/c, wall mounted radiator, wood panelling to walls, smooth ceiling with inset spotlights, double glazed obscure window to side and 'karndean' flooring.

Rear Garden

A spacious wrap around garden to the side and rear of the property commencing with slabbed patio area and remainder laid to lawn.

Off Street Parking

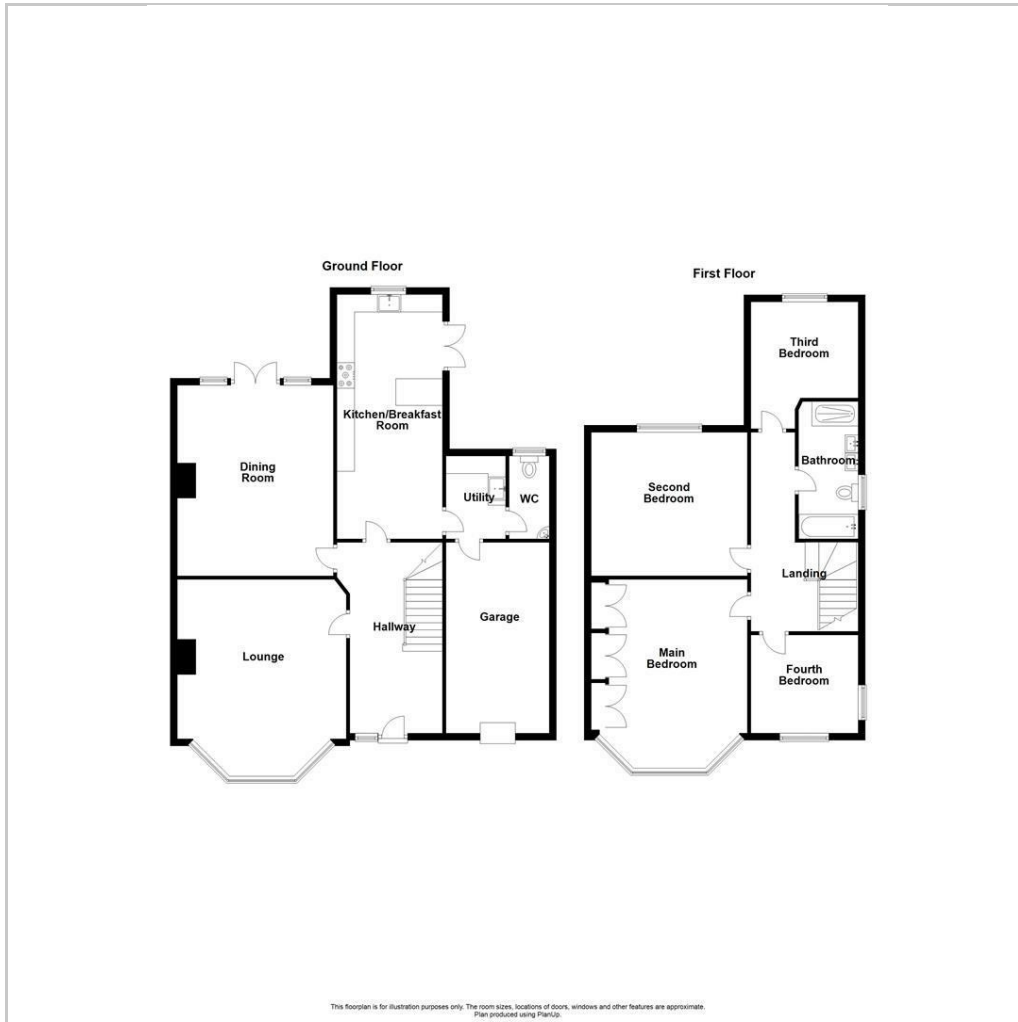
Paved and hard standing to front providing off street parking for multiple vehicles.

Agents Notes

The property has been refurbished to a very high standard by the current owner giving this family home a fantastic mix of modern and original features. The property is being offered with no onward chain.



Floor Plan



Area Map



Viewing

Please contact our Sales & Lettings Office on 01702710555 if you wish to arrange a viewing appointment for this property or require further information.

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