


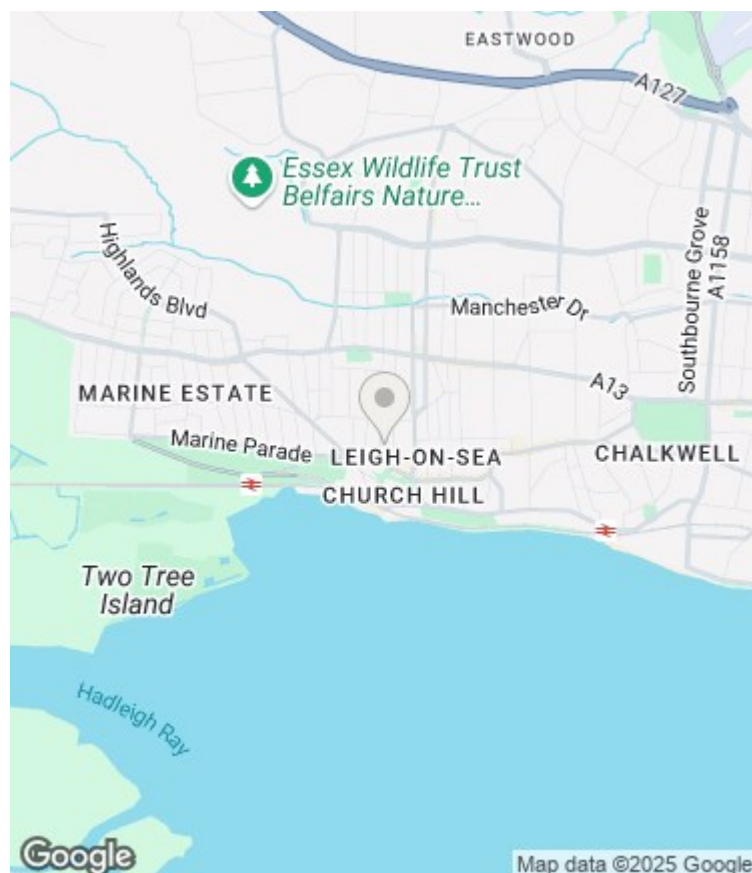


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

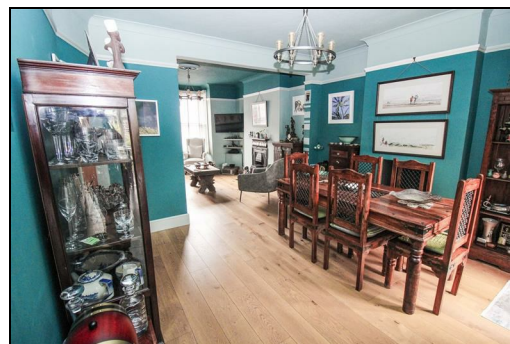
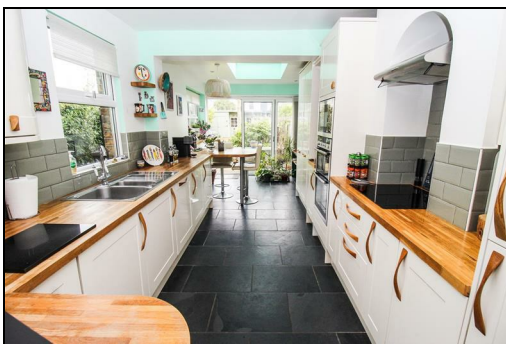
Viewing

Please contact our Sales & Letting Office on 017027 10555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guideline and do not constitute any part of an offer or contract. Intending purchasers should rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representations



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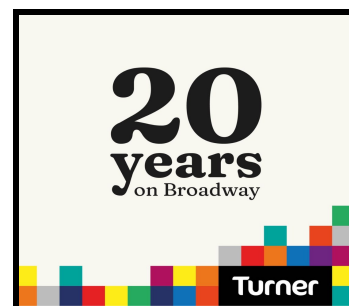


STYLISH AND METICULOUSLY PRESENTED CHARACTER HOME
EXTENDED TO REAR, PLUS LOFT CONVERSION PROVIDING
BEDROOM & ENSUITE
GREAT SIZED THROUGH LOUNGE / DINING ROOM WITH LOG
BURNER
LARGER THAN AVERAGE EAST BACKING REAR GARDEN
NO ONWARD CHAIN

THREE DOUBLE BEDROOMS
SPACIOUS AND CONTEMPORARY BATHROOM
KITCHEN / BREAKFAST WITH APPLIANCES AND BI-FOLDING
DOORS ONTO GARDEN
MINUTES WALK TO BROADWAY, LEIGH STATION AND OLD LEIGH
UNRESTRICTED ON-STREET CAR PARKING

Southsea Avenue, Leigh-On-Sea

GUIDE PRICE £550,000 - £575,000



WHAT & WHERE - A BEAUTIFULLY PRESENTED EDWARDIAN SEMI-DETACHED CHARACTER HOME LOCATED WITHIN EASY WALKING DISTANCE OF THE BROADWAY, LEIGH MAINLINE STATION AND OLD LEIGH. BENEFITTING FROM A REAR EXTENSION GIVING A FABULOUS KITCHEN / BREAKFAST ROOM WITH QUALITY APPLIANCES AND BI-FOLDING DOORS OPENING ONTO THE GREAT SIZED EAST BACKING REAR GARDEN.

WHY - THIS PROPERTY FALLS WITHIN THE CATCHMENT AREAS FOR HIGHLY REGARDED PRIMARY AND SECONDARY SCHOOLS, AS WELL AS BEING IDEALLY PLACED FOR THE BROADWAY, MAINLINE STATION AND OLD LEIGH. OFFERING EASY ACCESS TO THE A13 & A127, THE PROPERTY REPRESENTS AN IDEAL PURCHASE FOR A FAMILY OR PROFESSIONAL COUPLE.

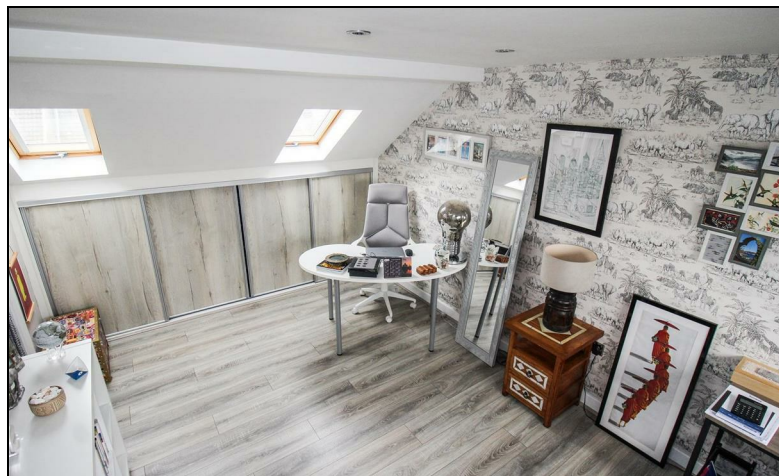
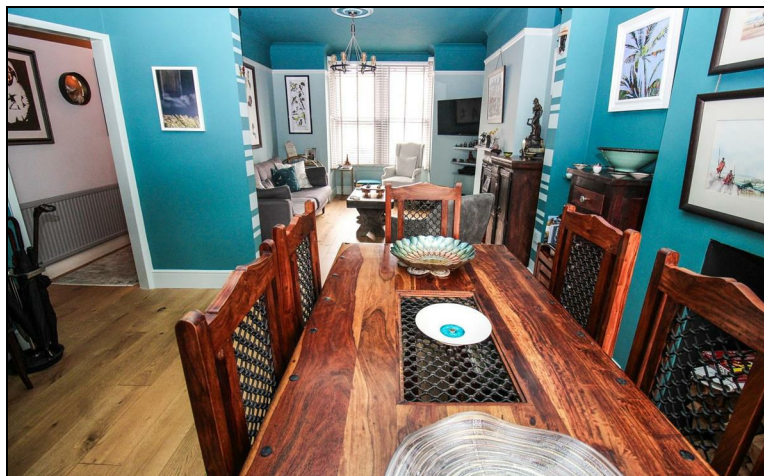
 3

 2

 1

 C

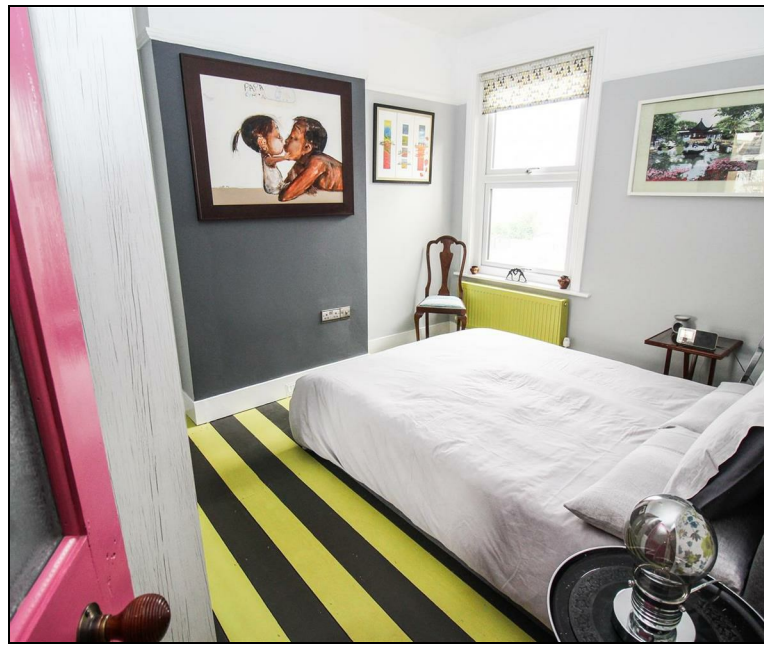
Council Tax Band : C



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Turner Sales & Lettings



LOUNGE/DINER
12'6" reducing to 11'8" x
26'2" into bay

KITCHEN
9'2" x 21'7"

BEDROOM TWO
15'5" x 11'6"

BEDROOM THREE
11'6" x 9'6"

BATHROOM
9'10" x 9'2"

BEDROOM ONE
17'5" x 9'10" to furthest
points

ENSUITE
7'0" x 3'2"

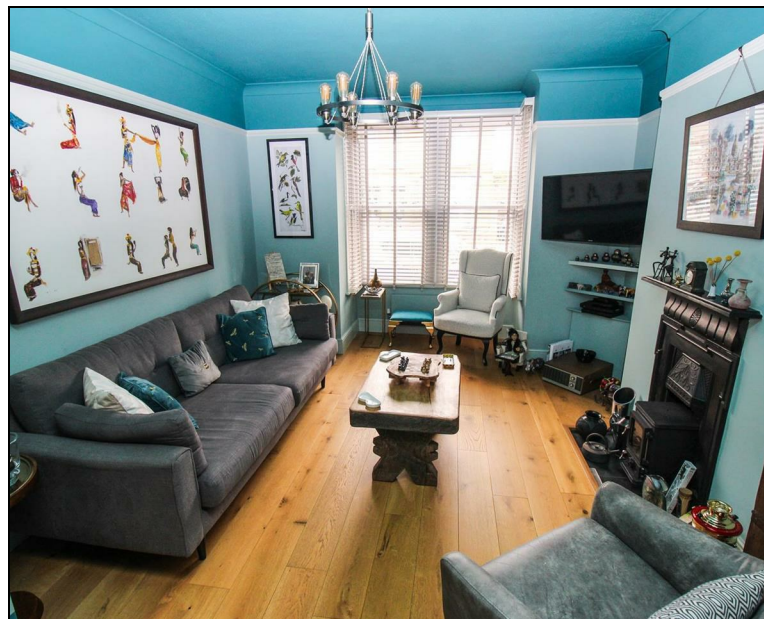
SUMMER HOUSE
9'7" x 9'6"

STORAGE SHED
11'8" x 6'7"

EAST FACING REAR
GARDEN

AGENTS NOTE

PLEASE NOTE THE WE
HAVE BEEN INFORMED BY
THE VENDOR THERE IS
ON-STREET
UNRESTRICTED CAR
PARKING; THE DOUBLE
YELLOW LINES NO
LONGER APPLY EXCEPT IN
THE PASSING BAY
OUTSIDE HOUSE
NUMBERS 22 - 30.



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