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**2a Southsea Avenue, Leigh-On-Sea, SS9 2AX**

**£595,000**

Sorrell estate agents are delighted to offer for sale this modern two double bedroom detached house having living accommodation over three floors and offering no onward chain. The property is situated within a prime Leigh location, within walking distance of the Broadway and Leigh railway and has the advantaged of a courtyard garden and off street parking to front.

### Entrance Hall

Integrated welcome matt, laminate flooring, smooth plastered walls to coved ceiling, full length double glazed windows to courtyard, under stairs storage cupboard, radiator, stairs to first floor, doors off onto:

### Kitchen/Diner 17'5 x 10'1 narrowing to 7'1 (5.31m x 3.07m narrowing to 2.16m)



### Dining area:

Laminate flooring, smooth plastered walls to coved ceiling, double glazed French doors to courtyard, double glazed high level windows to rear, radiator:

### Kitchen area:

Fitted with cupboard and draw base units and eye level wall cupboards with work surfaces and tiled splash backs, sink unit with one and a half bowl and single drainer, integrated four ring electric hob with extractor over, built in upright oven and grill, recess and plumbing for washing machine, space for upright fridge /freezer, laminate flooring, remainder of walls being smooth plastered, double glazed windows to front:

### Ground floor w/c

Opaque double glazed window to front, closed coupled w/c, laminate flooring, wash hand basin:

### First floor landing

Opaque double glazed window to side and rear, stairs to second floor, storage cupboard, doors off onto:

### Lounge 17'1 x 10'1 (5.21m x 3.07m)



Carpeted, smooth plastered walls to coved ceiling, double glazed windows to front and side, radiators, tv point:

### Bedroom Two 8 x 11'1 (2.44m x 3.38m)

Carpeted, smooth plastered walls to coved ceiling, double glazed windows to front, radiator:

### Second floor landing

Opaque double glazed window to side, velux window to rear, built in storage cupboard, carpeted, smooth plastered walls:

### Bedroom One 10'5 x 10'1 (3.18m x 3.07m)



Carpeted, smooth plastered walls, velux windows to front and rear, radiator

### Bathroom/wc 8 x 8'1 max (2.44m x 2.46m max)



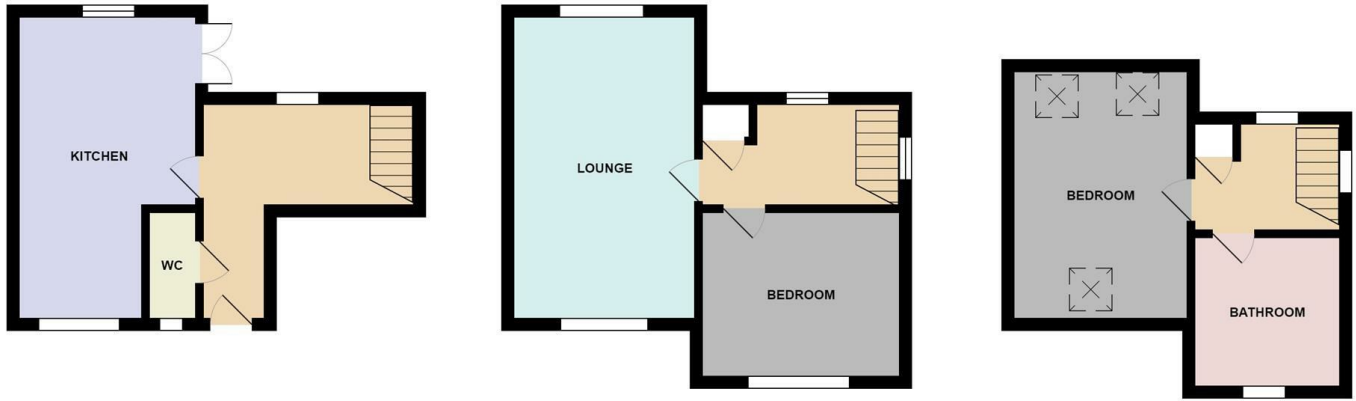
Fitted with panelled bath with centre mixer taps, independent tiled shower cubicle, concealed cistern push button flush w/c, wash hand basin with cupboards under, built in storage cupboard, vinyl flooring, smooth plastered walls, extractor, double glazed window to front:

### Externally

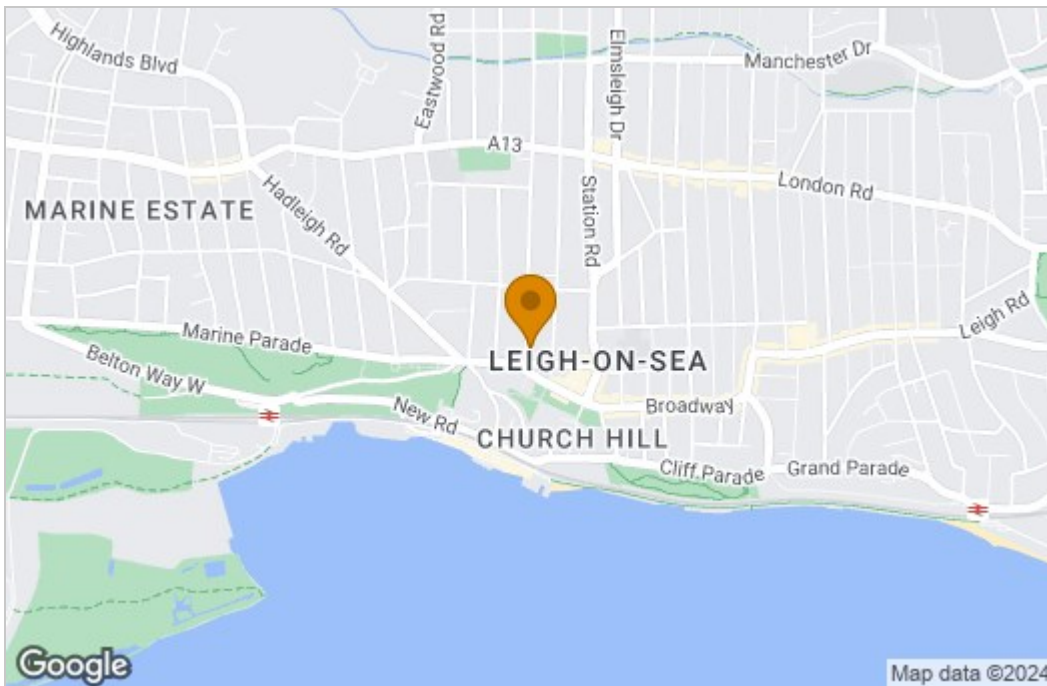


Rear courtyard accessed via dining area, off street parking to front.

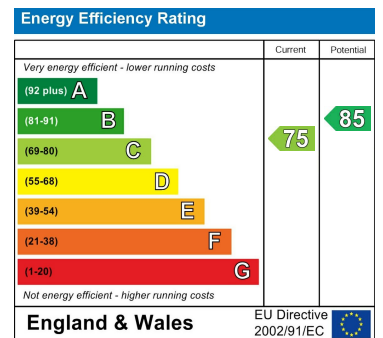
## Floor Plan



## Area Map



## Energy Efficiency Graph



The agent has not tested any apparatus, equipment, fixtures, fittings, or services and so cannot verify that they are in working order or fit for the purpose. You should obtain verification from your Solicitor or Surveyor.