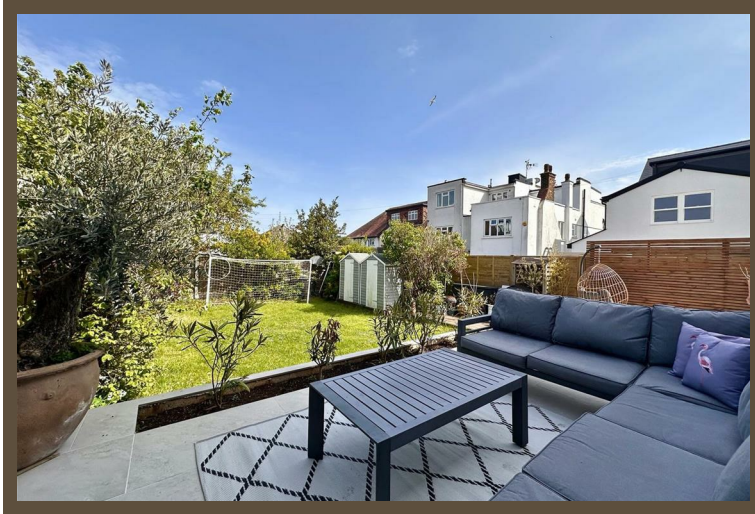


SCOTT &
STAPLETON

KENT VIEW AVENUE
Leigh-On-Sea, SS9 1HE
Offers In Excess Of £775,000





KENT VIEW AVENUE

£775,000

LEIGH-ON-SEA, SS9 1HE

Scott & Stapleton are delighted to offer for sale this superb semi detached character property situated just a minutes walk from both Chalkwell station & beach.

This fabulous property is extremely well presented and offers a well considered mix of character features & contemporary details making a brilliant family home which is sure to delight.

There is spacious accommodation including a large welcoming entrance hall, ground floor cloakroom, 2 good size reception rooms plus modern fitted kitchen with integrated appliances.

Scott & Stapleton are delighted to offer for sale this superb semi detached character property situated just a minutes walk from both Chalkwell station & beach.

This fabulous property is extremely well presented and offers a well considered mix of character features & contemporary details making a brilliant family home which is sure to delight.

There is spacious accommodation including a large welcoming entrance hall, ground floor cloakroom, 2 good size reception rooms plus modern fitted kitchen with integrated appliances.

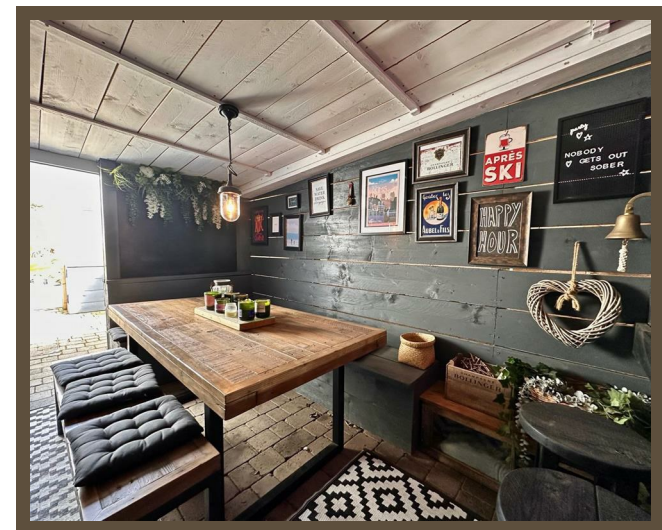
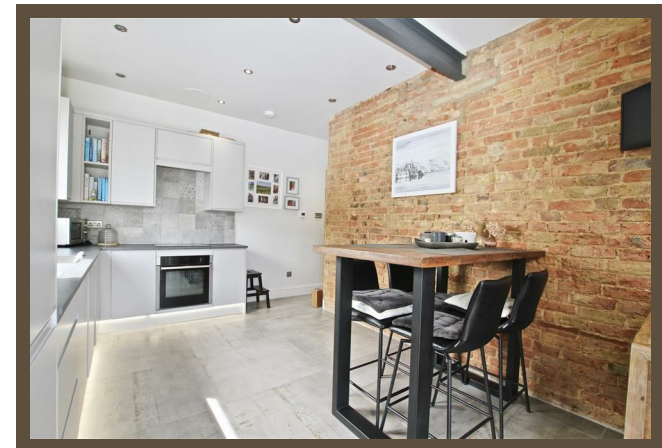
To the first floor are 3 double bedrooms, a sunny west facing balcony & luxury fitted family bathroom.

The gardens of this property are a real feature with the rear garden having a huge patio, well, tended lawns and even an outside shower, perfect for washing off after the beach.

There is also an outside kitchen area with Butler sink with hot & cold taps plus a brilliant fully fitted bar even having a wine cellar.

Ideally located for all amenities the property is yards from Chalkwell station & seafront whilst the park, local schools & Leigh Broadway are also close to hand.

An opportunity not to be passed to purchase a stunning family home in a most sought after location. An early internal inspection is strongly advised.



Accommodation comprises

Wooden entrance door with glazed lead light inset leading to entrance porch.

Entrance porch

2.90m x 1.02m (9'6 x 3'4)

Large lead light window to front. Slate tiled floor with underfloor heating, cloaks area with fitted seating & storage, ceiling spotlights. Wooden entrance door with obscure glazed insets leading to entrance hall.

Entrance hall

3.66m x 2.95m (12' x 9'8)

Feature stained lead light window to front. Stairs to first floor with understairs storage, cast iron radiator, wooden flooring, dado rail, plate rail. Panelled doors to all rooms.

Ground floor cloakroom

Low level WC with concealed cistern, wall mounted wash hand basin with mixer tap, fully tiled floor & walls, ceiling spotlights.

Lounge

5.23m x 3.84m (17'2 x 12'7)

Huge UPVC double glazed lead light bay window to front. Feature exposed brick fireplace with open fire, slate hearth & wooden mantle. Wood panelled walls, wooden flooring, cast iron radiator.

Dining/sitting room

3.81m x 3.78m (12'6 x 12'5)

UPVC double glazed french doors with adjacent full height windows to rear on to the rear garden. Feature fireplace with open fire and exposed brick chimney breast. Fitted storage cupboard & desk to alcoves, wooden flooring, cast iron radiator, picture rail.

Kitchen/breakfast room

4.70m x 3.10m (15'5 x 10'2)

Double aspect room with UPVC double glazed window to side & french door to rear on to garden. Contemporary fitted base & eye level units with drawer pack and quality integrated appliances including electric oven, separate electric hob, extractor fan, fridge/freezer, washing machine & dishwasher. Slate effect worktops with inset stainless steel sink unit with instant hot water mixer tap & waste disposal, tiled splashbacks, tiled floor with underfloor heating, feature exposed brick wall, ceiling spotlights & speakers.

First floor landing

Large L shaped landing with airing cupboard housing Vaillant combination boiler (not tested), further large full height eaves storage cupboard which extends to 6'5 x 5'3. Loft access, cast iron radiator, dado rail. Panelled doors to all rooms.

Master bedroom

4.04m x 3.81m (13'3 x 12'6)

UPVC double glazed door with adjacent windows to front plus further UPVC double glazed window to side both with glorious views. 3 radiators, picture rail.

Balcony

Good size west facing balcony with room for table & chairs. Super views over Chalkwell beach & the Thames estuary.

Bedroom 2

3.86m x 3.66m (12'8 x 12')

UPVC double glazed window to rear. Radiator, picture rail, fitted wardrobe.

Bedroom 3

3.07m x 2.13m (10'1 x 7')

UPVC double glazed window to rear. Radiator, picture rail.

Bathroom

2.31m x 1.83m (7'7 x 6')

2 obscure double glazed windows to side. Luxury suite comprising of panelled bath with separate shower over & glass screen, low level Wc & wall mounted wash hand basin with mixer tap & drawers below. Fully tiled walls, tiled floor with underfloor heating, heated towel rail, ceiling spotlights, extractor fan.

Front garden

The property is set well back from the road with a large block paved driveway providing off street parking for up to 3 cars whilst the remainder is a large shrub bed.

Rear garden

Delightful and well planned garden commencing with a huge, full width patio with raised shrub beds. Remainder of the garden is laid to well tended lawn with mature tree & shrub borders, timber shed, fully fenced, external lighting. Outside shower perfect for cleaning off after coming from the beach.

Outside kitchen/bar

Fabulous area, brilliant for entertaining. Outside work area with inset Butler sink with hot & cold taps. Bar extends to 15'5 x 8'10 with fully fitted bar, lighting & power plus useful wine cellar.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(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 plus) A			86
(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	