



Situated south of the London Road in the desirable Leigh On Sea, this stunning three-bedroom home offers a perfect blend of modern living and convenience. The property features a large rear extension, creating a spacious open-plan living area ideal for family life. Each of the three bedrooms is generously sized, providing ample space for relaxation and comfort. The home is meticulously maintained and boasts a contemporary design, with abundant natural light streaming through large UPVC windows and bi-folding doors that open onto the expansive rear garden.

Located on Lymington Avenue, this property benefits from its prime location, making it an ideal choice for families and commuters alike. With Leigh C2C Station and Leigh Broadway within walking distance, you have easy access to a wide range of independent retailers, supermarkets, and stunning sea views. The charming "Old Leigh" adds to the appeal, offering a unique blend of historic charm and modern amenities.

- Three Great Sized Bedrooms
- Close to Leigh C2C Station
- Heavily Extended to the Rear
- Westleigh Junior School Catchment
- Separate Utility Room
- Walking Distance to Leigh Broadway
- Superb Local Amenities
- Generous Size Rear Garden
- Walking Distance to the Seafront
- Modern and Contemporary Throughout

Lymington Avenue

Leigh-On-Sea

£575,000

Offers Over



Lymington Avenue



Ground Floor

Upon entering the home, you are greeted by a welcoming entrance hall that leads to the spacious open-plan kitchen, dining, and living area. This beautifully extended space is the heart of the home, featuring modern appliances, sleek cabinetry, and a large island perfect for family gatherings. The living area is flooded with natural light, thanks to the bi-folding doors that open onto the generous rear garden. A separate utility room offers additional convenience, ensuring a clutter-free living space.

First Floor

The first floor comprises three well-proportioned bedrooms, each offering ample storage and comfort. The master bedroom is a true retreat, with plenty of space and natural light. The second bedroom is currently divided by a removable room divider, creating the flexibility of two smaller rooms or one large double bedroom. The contemporary family bathroom is fitted with modern fixtures and fittings, providing a luxurious space to unwind.

Exterior

The rear garden is a generous size, ideal for outdoor entertaining and family activities. It features a decked terrace area and is mainly laid to lawn, bordered by a selection of flowers and shrubs, creating a tranquil outdoor space. The front of the property offers off-street parking, ensuring convenience for busy families.

School Catchment

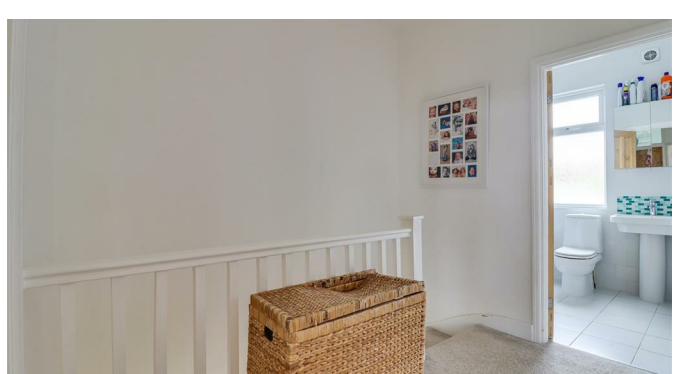
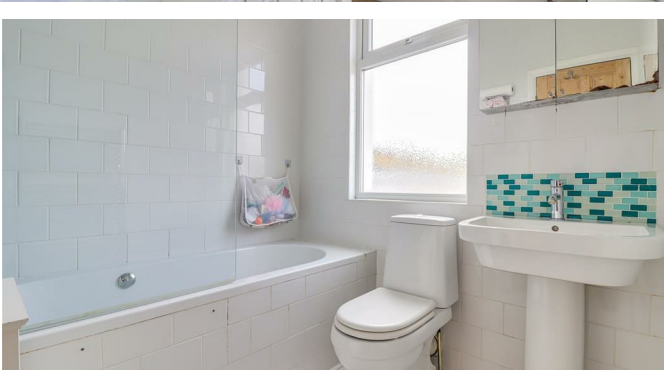
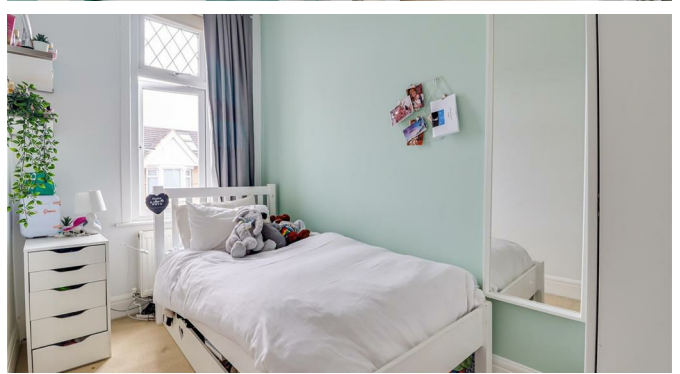
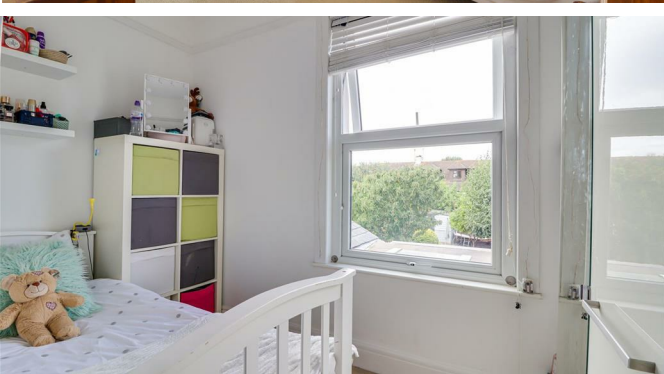
This property is within the catchment area for several highly regarded schools, including West Leigh Infant School and West Leigh Junior School, both just a short walk away. The proximity to these educational institutions makes this home an excellent choice for families with young children.

Additional Information

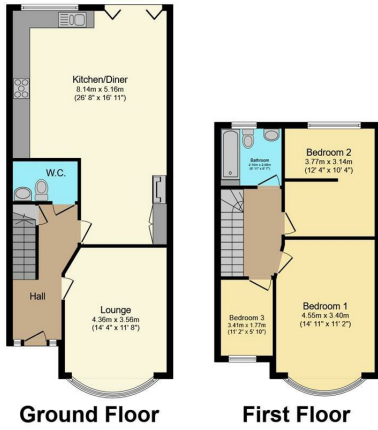
Tenure: Freehold
Council Tax Band: C

Overview

This beautifully presented three-bedroom home on Lymington Avenue, Leigh On Sea, offers modern living in a prime location. With spacious interiors, a generous rear garden, and excellent local amenities, this property is perfect for families and commuters alike. Contact us today to arrange a viewing and discover all that this fantastic home has to offer.



Floor Plan

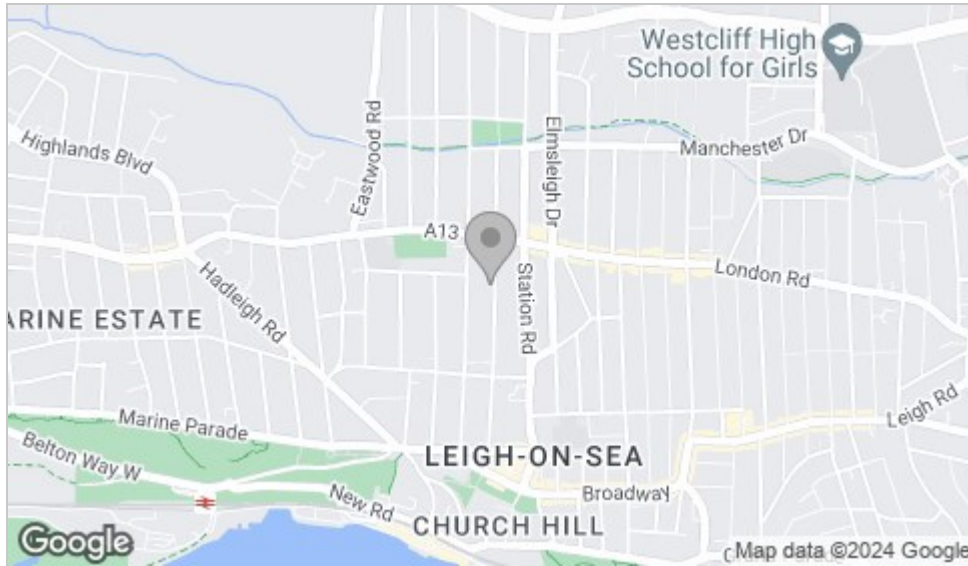


Total floor area 112.9 m² (1,215 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 los@bearestateagents.co.uk <http://www.bearestateagents.co.uk/>

Energy Efficiency Graph

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