



* £500,000- £550,000 * Nestled in the picturesque Lymington Avenue of Leigh-on-Sea, this delightful house offers a perfect blend of traditional charm and modern comfort. As you step inside, you'll be greeted by a cozy reception room, ideal for relaxing evenings with loved ones. This fully detached cottage boasts not only a formal front lounge but also a dining room, providing ample space for entertaining guests or simply enjoying family meals. With three generously sized bedrooms, there's plenty of room for everyone to unwind and recharge. Outside, the west-facing rear garden is a tranquil oasis, complete with a large studio ideal for hobbies or all of your gardening essentials. Conveniently located just a stone's throw away from Leigh Broadway, you'll have a plethora of charming coffee shops, bars, and restaurants right at your doorstep. For nature enthusiasts, a leisurely stroll will take you to Leigh Station, the Beach, and the beautiful Belfairs Woods and Golf Course. Don't miss this opportunity to make this enchanting cottage your new home, where the best of seaside living and modern amenities await.

- Charming detached cottage
- West facing rear garden with large studio
- Two reception rooms
- Doorstep to Leigh Broadways shopping facilities
- Belfairs Woods and Golf Course nearby
- Driveway for one vehicle
- Three good size bedrooms
- Traditional features throughout
- Walking distance to Leigh Station and Old Town
- No onward chain

Lymington Avenue

Leigh-On-Sea

£500,000

Price Guide



Lymington Avenue



Frontage

Dropped kerb giving access to parking for one vehicle, side access to rear garden and into property.

Hallway

Solid wood entrance door to side, carpeted stairs to first floor, laminate flooring, door to:

Lounge

12'0" x 10'11"

Coved ceiling, shelving, feature fireplace with a tiled surround, glazed window to front overlooking driveway, radiator, carpet.

Dining Room

12'0" x 11'4"

Coved ceiling, sash window to side, feature fireplace with paved hearth and wooden surround, understairs storage cupboard, laminate floor, radiator, door to rear leading to:

Kitchen

11'10" x 7'2"

Double glazed windows to rear overlooking garden, wooden door to rear leading to garden, window to side, shaker style kitchen comprising of wall and base level units with wooden worktops, 1.5 ceramic sink and drainer and mixer tap, space for dishwasher, space for washing machine, space for fridge freezer, integrated oven, integrated oven with four ring gas hob with stainless steel splashback and extractor fan above, wall mounted Worcester boiler, vinyl flooring and radiator.

First Floor Landing

Smooth ceiling with pendant light, window to side, radiator, carpet.

Bedroom One

11'11" x 11'0"

Coved ceiling, double glazed sash window to front, over stairs storage cupboard, original wooden floorboards, feature fireplace, corner storage cupboard.

Bedroom Two

11'1" x 7'4"

Coved ceiling, double glazed sash window to rear overlooking garden, dado rail, radiator, carpet.

Bedroom Three

8'11" x 7'7"

Coved ceiling with pendent light, sash window to side, dado rail, radiator, laminate flooring.

Bathroom

8'2" x 4'3"

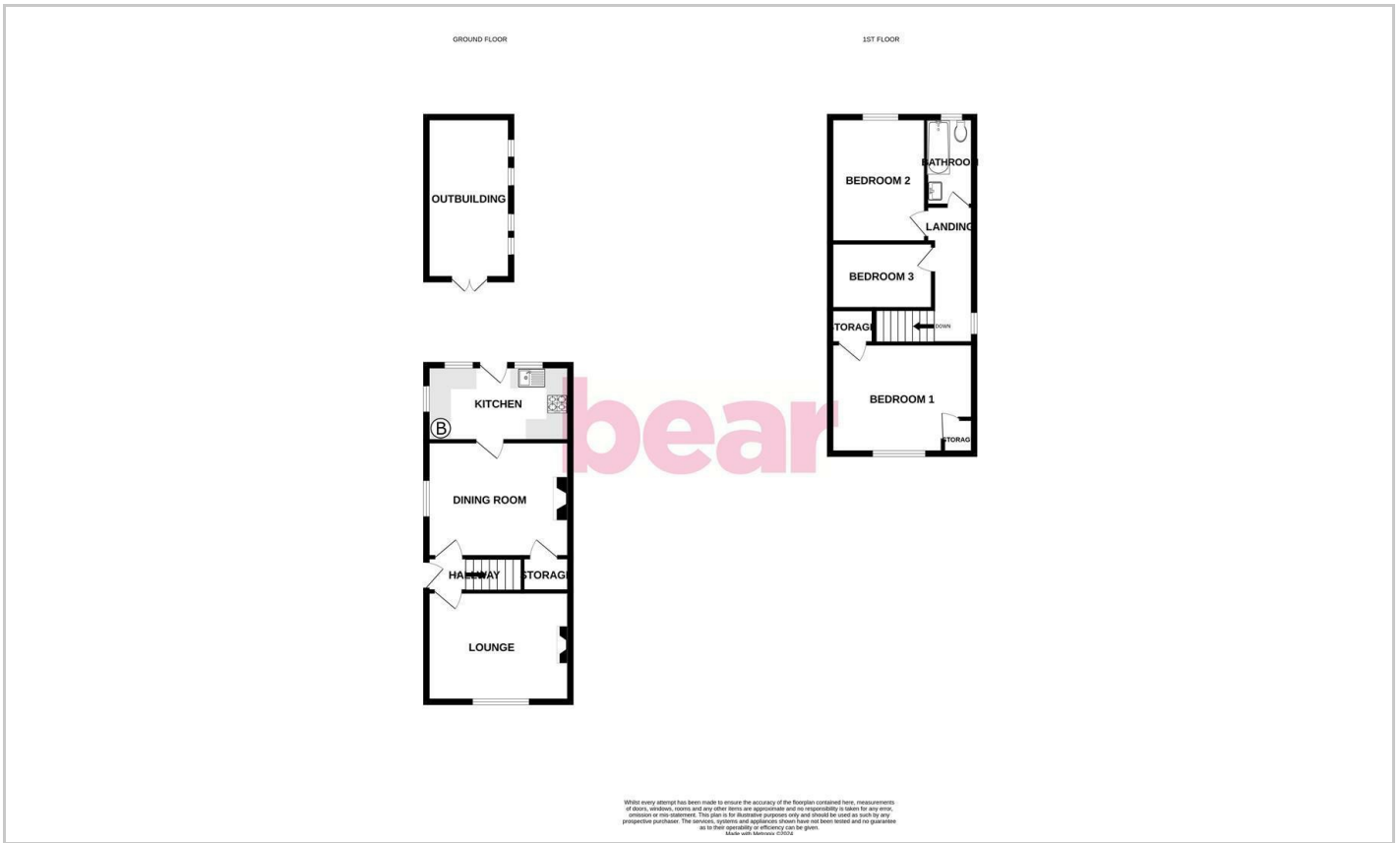
Smooth ceiling with inset spotlights, extractor fan, panelled bath with shower over, low level WC, vanity unit wash basin, chrome heated towel rail, part tiled walls, laminate flooring.

West Facing Rear Garden

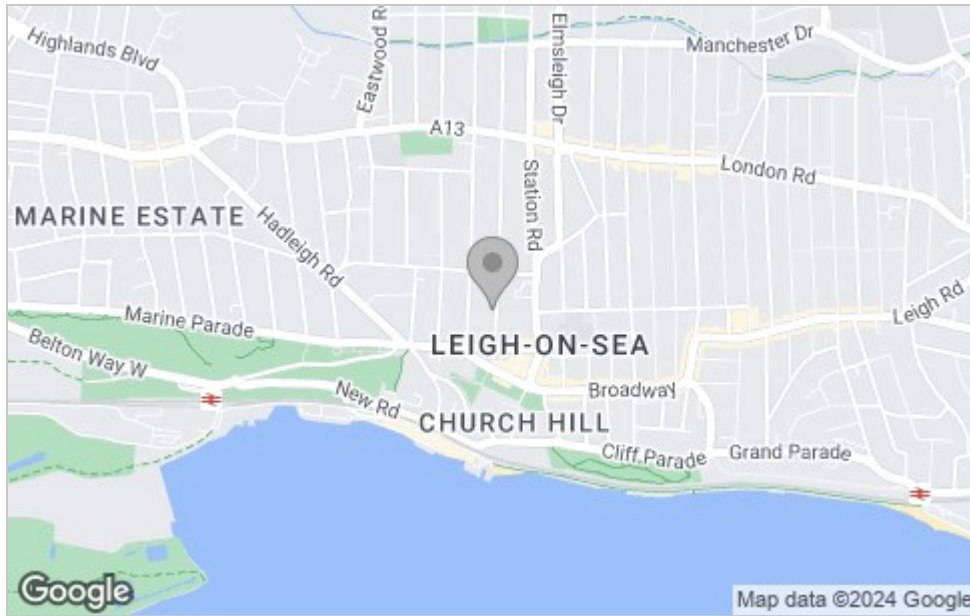
Commences with patio area with the remainder laid to lawn with established tree and shrub borders. Outside tap, side access to front driveway, large garden studio.



Floor Plan



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not 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 representation or warranty in respect of the property.

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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	