



* £700,000- £750,000 * OUTBUILDING WITH POWER AND WATER SUPPLY * POTENTIAL TO BUILD INTO FIVE BEDROOM HOUSE STP * A stunning three/four bedroom fully detached chalet bungalow that offers all double bedrooms, a downstairs shower room along with an upstairs bathroom, and a large driveway creating ample parking. This impressive home has been uniquely finished to a fantastic standard throughout and benefits from a large kitchen family room to the rear equipped with integrated Neff appliances, contemporary concrete worktops, and aluminium bi-fold doors opening on to the landscaped rear garden. There is also a large reception hallway and a new outbuilding with power, light, and water. Located on the ever popular 'Highlands Estate' this glorious home is just moments from Belfair's Woods and Golf Course with local shops and bus routes also close by. The property falls within the Westleigh School and Belfair's Academy catchments while also within walking distance to Leigh Broadway, Station and Beachfront.

- Fully detached chalet bungalow
- Three to four double bedrooms
- Impressive fully fitted kitchen opening on to lounge dining area
- Large master bedroom with fitted air-con
- Short walk to London Road amenities and Belfairs Woods and Golf Course
- Driveway for two vehicles
- One to two reception areas
- Upstairs bathroom and downstairs shower room
- Generous first floor landing/sitting area
- Walking distance to Leigh Broadway, Station and Old Town

Stirling Avenue

Leigh-On-Sea

£700,000

Price Guide



Stirling Avenue



Frontage

Shingled driveway for two vehicles, side access to the rear, access to:

Reception Hallway

12'3" x 10'2"

Smooth ceiling with inset spotlights, composite entrance door to the front with adjacent obscured double glazed windows, wooden staircase to first floor with understairs storage, traditional style radiator, Herringbone wood flooring.

Front Bedroom Four/ Reception Room

14'5" x 11'6"

Double glazed leadlight bay windows to front with fitted shutter blinds, smooth coved ceiling with ceiling rose, built in bay seating area with storage, built in corner TV unit with inset shelf, feature fireplace opening, traditional style radiator, carpet.

Bedroom Two

11'6" x 10'6"

Smooth ceiling with inset spotlights, double glazed headlight windows to side with fitted shutter blinds, traditional style radiator, carpet.

Bedroom Three/ Study/ Walk in Wardrobe

12'4" x 11'6"

Smooth ceiling with inset spotlights, double glazed headlight windows to side with fitted shutter blinds, traditional style radiator, Herringbone wood flooring.

Downstairs Shower Room

7'9" x 5'9"

Smooth ceiling with inset spotlights, double glazed headlight windows to side with fitted shutter blinds, double walk in shower with a rainfall head, low level w/c, wall hung wash basin, column radiator, patterned tiled floor, Herringbone tiled walls.

Open Plan L-Shaped Kitchen Family Room

Kitchen Area

16'2" x 9'10"

Smooth ceiling with inset spotlights, kitchen

comprises; matt handleless wall and base level units with concrete worktops, integrated double oven and grill, integrated fridge freezer, integrated dishwasher, integrated washing machine, integrated four ring gas hob with an extractor fan above, cupboard housing a wall mounted boiler, pan drawers, Herringbone wood flooring, double glazed obscured headlight windows to side, opening to:

Lounge Dining Area

20'0" x 13'4"

Smooth ceiling with feature pendant lights, wall mounted lights, double glazed skylight window with blind, concrete floor with underfloor heating, aluminium bi-folding doors to rear leading out to garden.

First Floor Landing/Study Area

12' x 6'

Double glazed Velux window to front and side, eaves storage cupboard, traditional style radiator, carpet, door to:

Bedroom One

17'3" > 14'9" x 12'3"

Double glazed Velux window to side, double glazed leadlight windows to rear with fitted shutter blinds, feature wood panelled wall, eaves storage areas, traditional style radiators, wall mounted air conditioning unit, carpet.

Bathroom

8'2" x 5'9"

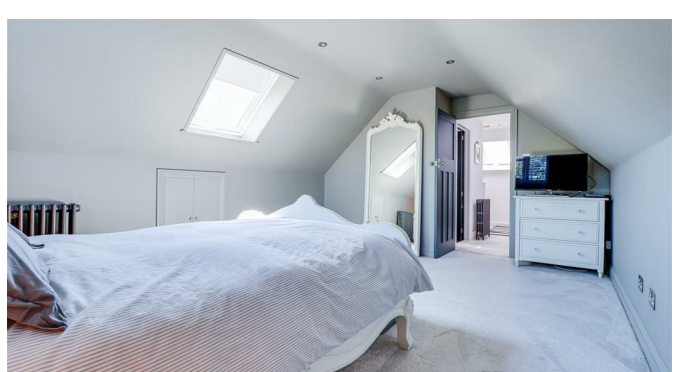
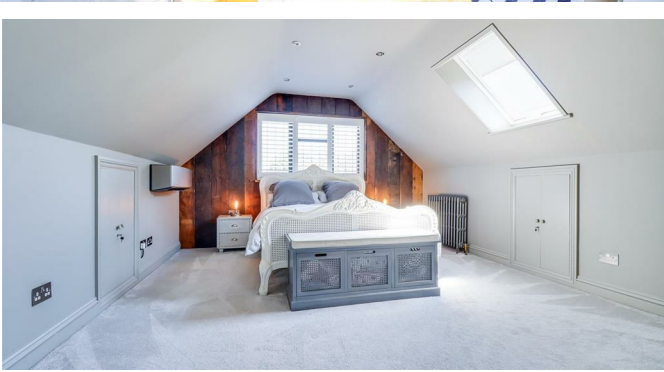
Double glazed window to side, freestanding bath, vanity unit wash basin, low level w/c, wood panelled walls, tiled floor, radiator.

Landscaped Rear Garden

Steps down to artificial lawn, raised decking area with inset fire pit, patio area, side access to front driveway, lean to undercover storage area to side, access to:

Outbuilding

Double glazed French doors to side, power, light, water supply.



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.

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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		