

# bear

*Estate Agents*



\* GUIDE £375,000 - £400,000 \* SHARE OF FREEHOLD \* COMPLETELY RENOVATED INSIDE AND OUT \* DIRECT ACCESS TO PRIVATE GARDEN \* ESTUARY VIEWS \* NEW ELECTRICS / HEATING / BATHROOM / KITCHEN \* MOMENTS FROM OLD LEIGH AND THE STATION FOR COMMUTERS \* GROUND FLOOR FLAT IN A CONVERTED FISHERMANS COTTAGE \* This lovingly renovated, two double bedroom ground floor flat, sits within a characterful converted fisherman's cottage, at the top of one of the quietest cul-de-sac's in Leigh-on-Sea and looking over the Old Town and the Estuary. The location is fantastic, with no through traffic, only a short walk to Leigh Station for commuters and on the doorstep of Old Leigh and the Broadway - it certainly offers the Leigh-life! The property boasts two bright double bedrooms, one of which has an extensive range of wardrobes, a stylish three-piece shower room, a quality fitted kitchen with attached utility room and a bay-fronted lounge with a working fireplace. The property also offers a private garden with direct access from the kitchen (as well as side access) and Estuary views from both the front door and the sun terrace in the garden! For schooling, Leigh North Street and Belfairs Academy are within catchment, while the prestigious grammar schools of the borough are nearby and there are amenities and bus links around the corner. This is a must-view flat with no expense spared and has had all new electrics, heating system and boiler installed, been completely redecorated and has had a new bathroom and kitchen fitted - it is ready to move straight into and even offers a share of the freehold!

- Share of freehold
- Private garden
- Estuary views from sun terrace
- Completely renovated throughout
- New electrics and heating
- New bathroom and kitchen
- Fishermans cottage on the doorsteps of Old Leigh
- Short walk to Leigh Station for commuters
- Very quiet cul-de-sac
- Great neighbourhood/community to be a part of

## Uttons Avenue

Leigh-On-Sea

**£375,000**

Price Guide





# Uttons Avenue



## Frontage

On-street parking with an integral porch and an original stained glass wooden front door leading to:

## Entrance Hallway

Large understairs storage cupboard, decorative cornice, picture rail, wall paneling, skirting, engineered oak herringbone flooring.

## Front Lounge

13'9" x 12'2"

Bay-fronted lounge with beautifully ornate working feature fireplace including original tiling and wooden surround, bespoke alcove storage units and shelving, original ceiling rose and cornice, picture rail, radiator, high-level skirting and engineered oak herringbone flooring.

## Bedroom One

13'6" x 10'4"

Bay-fronted window, fitted wardrobes to remain, wall paneling, feature fireplace, original cornice, picture rail, radiator, high-level skirting, engineered oak herringbone flooring.

## Bedroom Two

11'3" x 10'4"

Window to rear aspect overlooking the private garden, feature fireplace, original cornice, ceiling rose, picture rail, radiator, skirting, engineered oak herringbone flooring.

## Newly Renovated Kitchen

10'5" x 7'2"

UPVC double glazed door and window to rear aspect for direct garden access, shaker style kitchen units both wall-mounted and base level

comprising; butler sink with chrome mixer tap and a tiled splashback set into wooden worksurfaces, space for a large Rangemaster style oven, stainless steel Rangemaster extractor hood to remain, integrated fridge/freezer, radiator, skirting and engineered oak herringbone flooring.

## Utility Room

4'3" x 2'7"

Obscured window to side aspect, Miele washing machine and Miele tumble dryer to remain, radiator, skirting, tiled flooring.

## Three-Piece Shower Room

9'4" x 7'3"

Obscured UPVC double glazed window to rear aspect, walk-in shower with drencher head and secondary shower attachment, low-level w/c, vanity unit with marble worktop, countertop wash basin with matt black mixer tap, airing cupboard with a new Vaillant combination boiler (with five year warranty), partially tiled walls, spotlighting, extractor fan and tiled a floor (space for an additional bath if necessary).

## Private Rear Garden

Commences with a paved patio which leads to a raised decked seating area offering a high level of privacy due to the surrounding planting and the position on the road, with Estuary views and fencing all around, gated side access leading back to front of property.

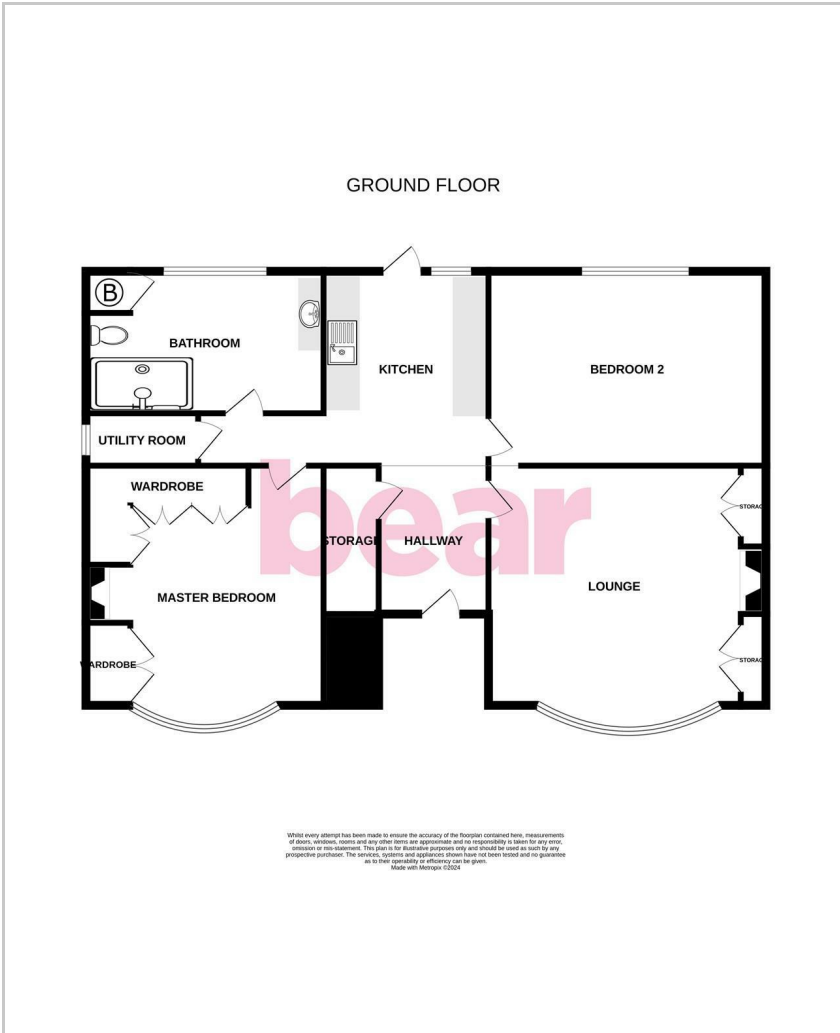
## Agents Notes

Boiler still under warranty for three years. Working fireplace in lounge and two additional that could be reinstated. Current owners have never had an issue with parking and some of the current residents are applying for permit parking.





# 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	