



Nestled in the charming area of Leigh-on-Sea, this delightful ground floor flat on Lymington Avenue offers a perfect blend of modern living and character. With a superb finish throughout, this property is ideal for those seeking a stylish yet comfortable home. Upon entering, you will be greeted by a bright and spacious hallway leading to a bay fronted reception room that exudes warmth and charm. The flat features a contemporary fitted kitchen, designed with both functionality and aesthetics in mind, making it a joy for any home cook. The modern shower room adds to the appeal, providing a fresh and inviting space. The good-sized bedroom is a true highlight, boasting French doors that open directly onto a large rear garden. This outdoor space features a raised patio area and is perfect for enjoying sunny days or hosting gatherings with friends and family. Conveniently located, this property is just a stone's throw away from the vibrant shopping facilities of Leigh Broadway, where you can find a variety of shops, cafes, and restaurants. Additionally, Leigh Station and the picturesque Old Town are within a short walking distance, offering easy access to transport links and local attractions. This flat is an excellent opportunity for first-time buyers or those looking to downsize, combining modern comforts with a prime location. Don't miss the chance to make this charming property your new home.

- Ground floor character flat
- One double bedroom with French doors onto garden
- Stylish shower room
- Wall mounted boiler installed within last six years
- Waitrose supermarket and other local shops at the top of the road
- Direct access to large rear garden
- Fitted kitchen opening onto rear garden
- Bay fronted lounge with feature fireplace opening
- Short walk to Leigh Station, Old Town and Belfairs Woods and Golf Course
- Moments from Leigh Broadways amenities

## Lymington Avenue

Leigh-on-Sea

**£270,000**

Price Guide





# Lymington Avenue



## Entrance Hallway

15'3" x 4'10" > 3'4"

Smooth ceiling with a pendant light, solid wood entrance door to the front, radiator, doors to all rooms, painted wooden floor boards.

## Lounge

16'2" > 13'5" x 10'3"

Smooth coved ceiling with a pendant light, double glazed bay windows to the front, feature fireplace opening with a wooden surround and a tiled hearth, two radiators, built in shelving, painted wooden floorboards.

## Shower Room

8'11" x 5'4" > 2'9"

Smooth ceiling, extractor fan, obscured double glazed window to the side, shower cubicle, low-level WC, vanity unit wash basin with a tiled splashback, white heated towel rail, large storage cupboard, patterned tiled floor.

## Double Bedroom

11'1" x 8'11"

Smooth ceiling with a pendant light, double glazed French doors to the rear giving direct access to the garden, radiator, carpet.

## Kitchen

8'6" x 7'4"

Smooth ceiling with a pendant light, cupboard housing a wall mounted boiler. Modern white handleless gloss kitchen comprising; wall and base level units, solid square edge wooden worktops, stainless steel sink and drainer, chrome tap, integrated Zanussi oven and grill with a four ring gas hob and an extractor fan above, tiled splashbacks, space for a fridge

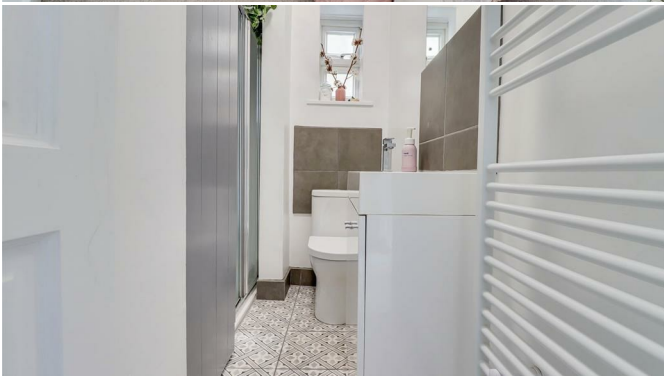
freezer, space for a washing machine, radiator, tiled flooring, double glazed window to rear overlooking garden, double glazed upvc door to rear giving direct access to:

## Rear Garden

60 (approx)

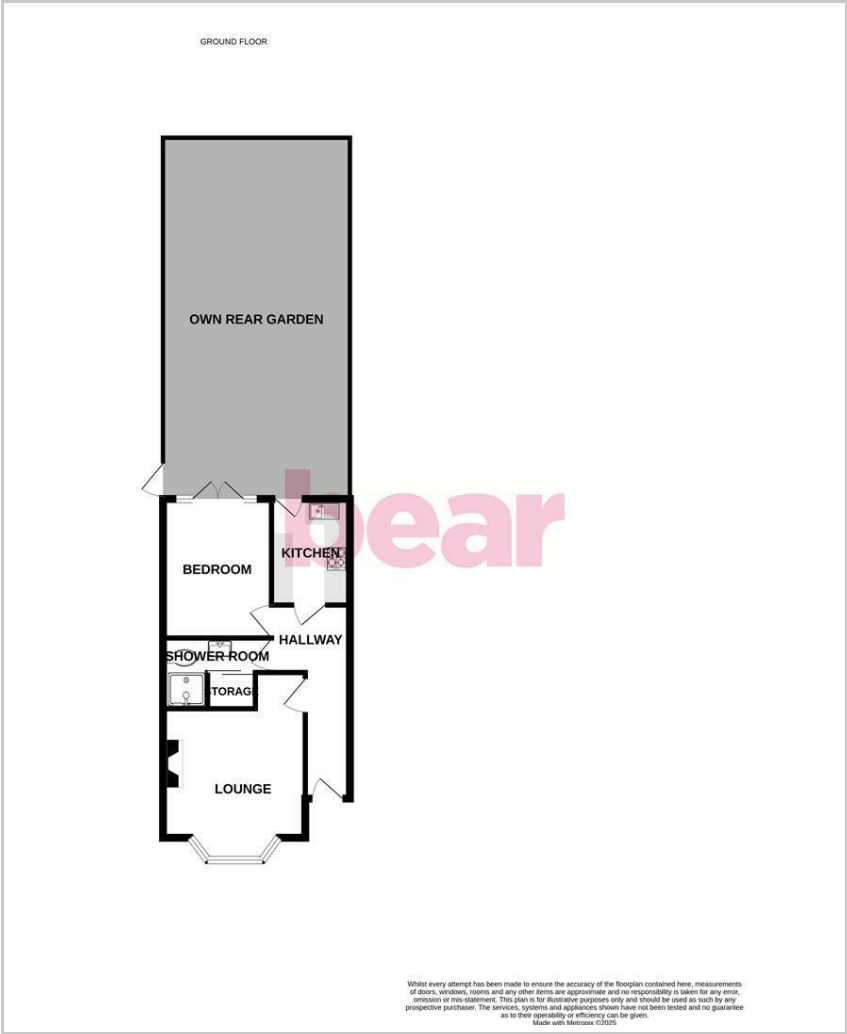
Commences with a large patio area with the remainder laid to lawn, plant borders, storage shed, side gate giving access to the front of the property, outside tap.



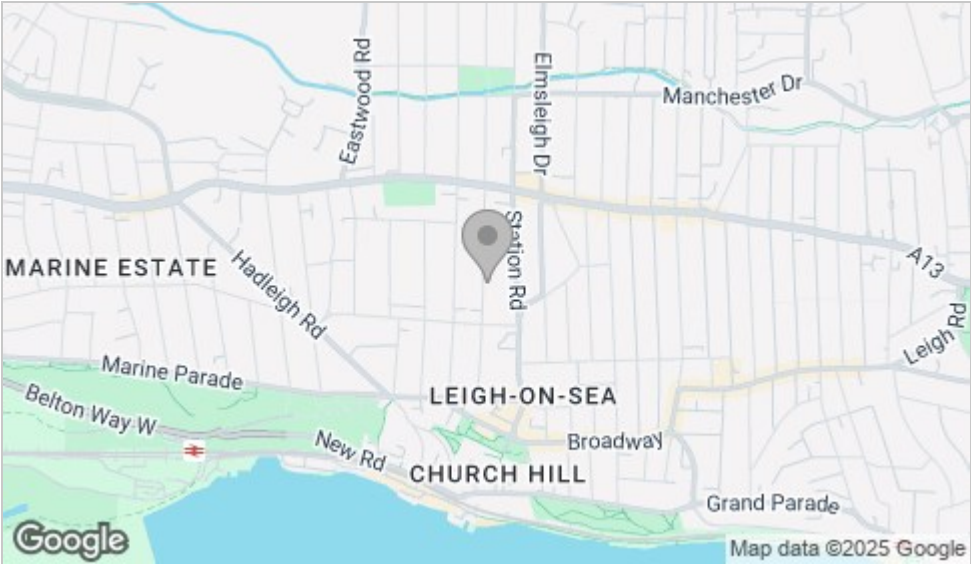




# Floor Plan



# 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

