



\* £425,000- £450,000 \* Proudly positioned on the picturesque Beach Avenue in Leigh-on-Sea, this exquisite maisonette apartment occupies the first and second floors of a charming detached building. With stunning sea views from the front lounge, master bedroom, and rear kitchen diner, this property offers a delightful coastal living experience. The spacious layout features a huge loft area, complete with a roof terrace that provides panoramic views of the sea, including the iconic Southend Historic Pier. This unique feature is perfect for enjoying the fresh sea air and breathtaking sunsets. The interior is mostly decorated throughout, showcasing a stylish four-piece bathroom that adds a touch of luxury to everyday living. Conveniently located, this property is just moments away from Chalkwell Station, making commuting a breeze. Additionally, the beautiful beach and park are within easy reach, offering opportunities for leisurely strolls and outdoor activities. For those who enjoy shopping and dining, Leigh Road and the Broadway shopping facilities are just a short walk away, providing a variety of local amenities. This maisonette is an ideal choice for anyone seeking a blend of comfort, style, and stunning views in a vibrant coastal community. Don't miss the chance to make this remarkable property your new home.

- Split level maisonette with character features throughout
- Additional loft room with door to roof terrace with panoramic sea views
- Stylish four piece bathroom suite
- Short stroll to Leigh Road and Broadways shopping facilities
- Chalkwell Infant and Junior school catchment
- Three bedrooms and a large bay fronted lounge with sea views
- Kitchen diner with bay windows to rear with sea views and direct access to own garden
- Flat within a detached building with only one other flat below
- Moments from Chalkwell Station, Beach and Park
- Huge potential to convert loft to lounge or new master bedroom with terrace

## Beach Avenue

Leigh-On-Sea

**£425,000**

Price Guide



# Beach Avenue



## Frontage

Front garden area with path leading to own solid wood entrance door, side access to own rear garden.

## Hallway

Smooth ceiling, pendant light, utility meters, dado rails, oak stairs to:

## First Floor Landing

Traditional stained glass leadlight window to side, picture rails, smooth ceilings, radiator, airing cupboard, wood door to staircase to loft room, real wood flooring.

## Bay fronted Lounge

17'10" into bay x 14'3"

Smooth coved ceiling, picture rails, double glazed bay windows to front with sea views, curved bay radiator, additional radiator, feature fireplace with wooden surround and tiled hearth, wood flooring.

## Bedroom One

15'3" > 10'4" x 10'0"

Smooth ceiling, pendant light, double glazed bay windows to rear with sea views, picture rails, understairs storage cupboard, radiator, wood flooring.

## Bedroom Two

9'11" x 6'10"

Smooth ceiling with pendant light, double glazed window to side, radiator, wood flooring.

## Four Piece Bathroom

8'2" x 7'6"

Obscured double glazed windows to side, smooth ceiling, panelled bath with shower hose,

corner shower with drencher head and shower hose and tiled splash backs, wall hung vanity unit with tiled splashbacks, low level WC, tiled floor.

## Kitchen Diner

18'4" into bay x 12'3"

Newly installed kitchen comprising wall and base level units with floor to ceiling units included, quartz worktops, inset butler sink and chrome tap, space for range cooker with extractor fan above, space for fridge freezer, integrated washing machine, integrated dishwasher, pull out larder cupboard, cupboard housing a wall mounted Vaillant combination boiler, double glazed bay windows to rear offering sea views, solid wooden door and window to side giving access to lean to which leads down to own rear garden.

## Loft Room

22'0" x 15'10"

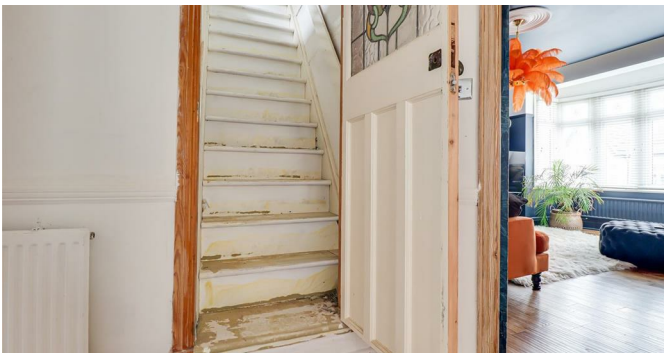
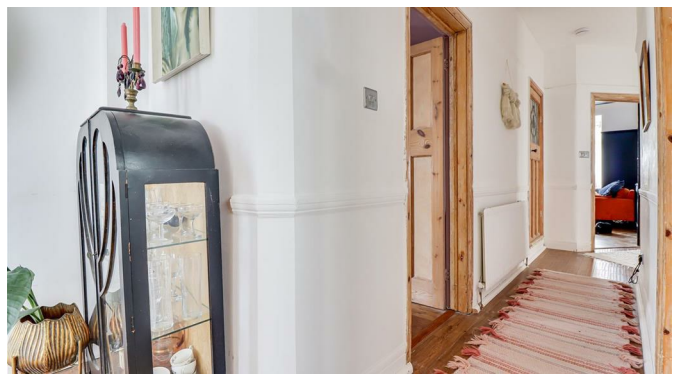
Currently unfinished but offers exciting potential to create a new master bedroom with en-suite and dressing area, eaves storage, double glazed window and door to rear giving access to roof terrace with glorious panoramic sea views capturing Southend's famous Pier.

## Own Rear Garden

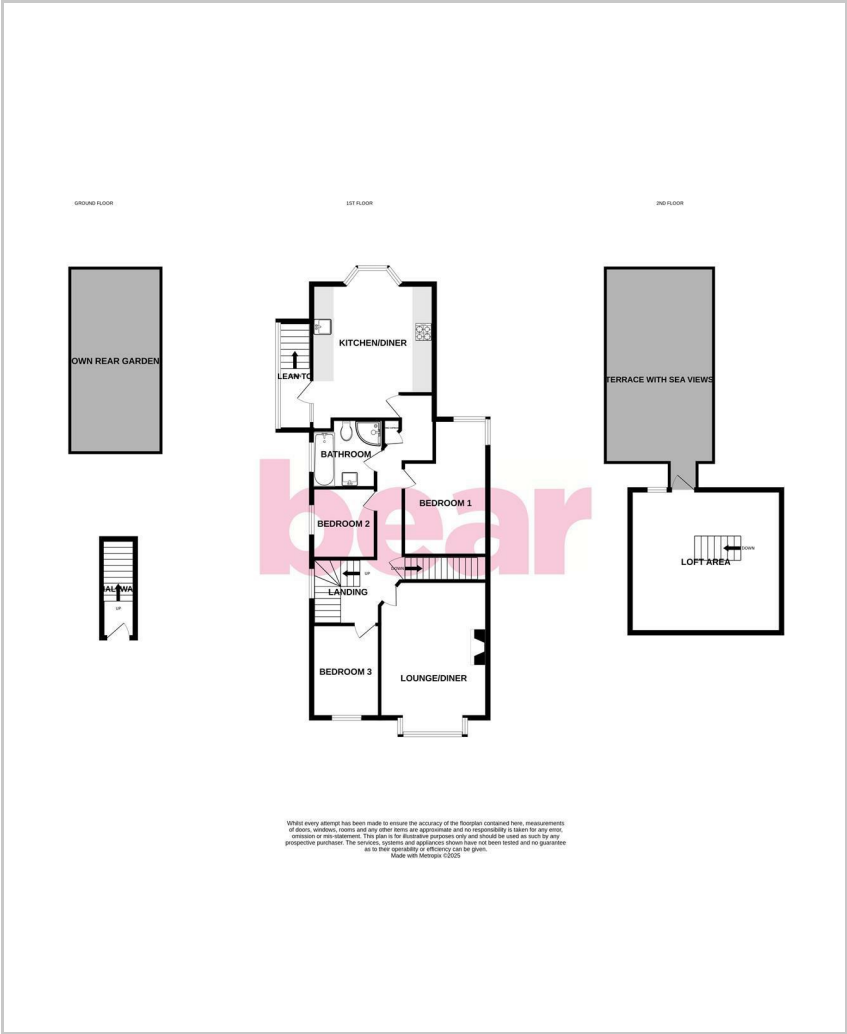
Access via kitchen, mainly laid to lawn, side access to front garden.

## Agents Notes:

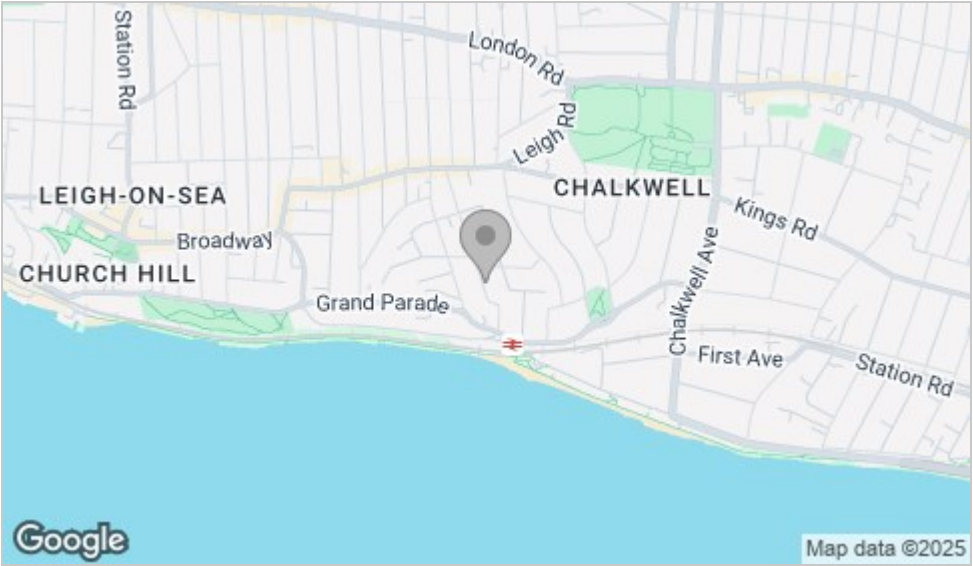
Council tax band: C



# 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

