

# Ist Call

## SALES AND LETTINGS



### Kingswood Chase, Leigh-On-Sea, SS9 3BG

**Guide Price £600,000**

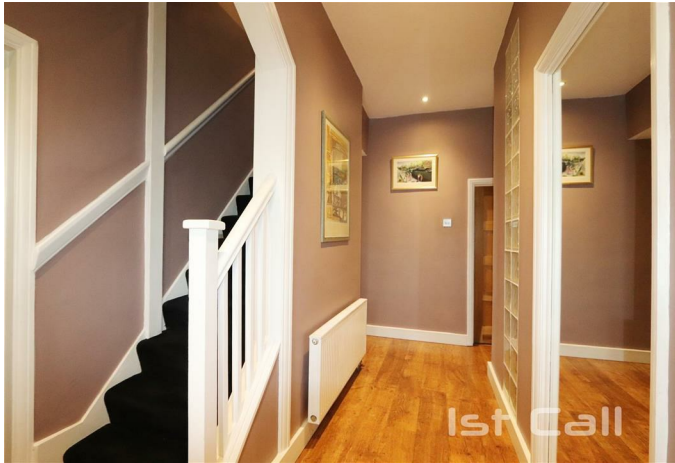
**\*\* GUIDE PRICE £600,000 - £625,000 \*\*** Situated on a bold corner plot overlooking Bonchurch Park, we are delighted to offer with no onward chain this attractive detached chalet bungalow offering deceptively spacious accommodation throughout. An attractive design with verandas to the front and side offering potential seating areas, the property offers a spacious 22' lounge as well as a large open plan kitchen/ diner with integrated appliances. Originally three bedrooms, the property has been re-configured to offer two double bedrooms with an open plan feature en suite to the first floor master bedroom, although reinstating three bedrooms would be a simple enough process. With off street parking and a fairly compact secluded rear garden we would recommend viewing to truly appreciate the accommodation on offer.



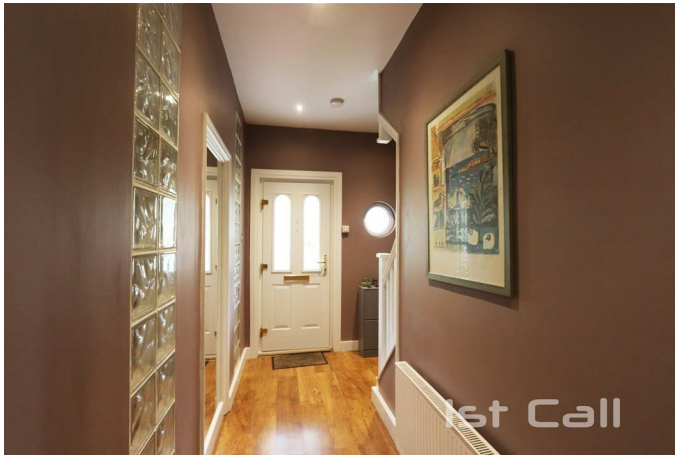
## Accommodation Comprising

Composite double glazed front door to...

### Entrance Hall



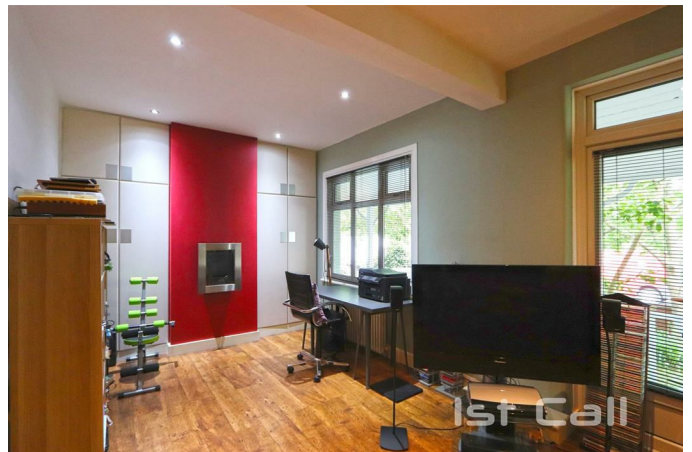
Staircase to first floor, radiator, wood flooring, glass block windows to living room, smooth plastered ceiling with inset spotlights, doors off to...



**Lounge 22'3 x 13'10 < 10' (6.78m x 4.22m < 3.05m)**



Double glazed french doors and windows to front overlooking Bonchurch Park, two column radiators, built in alcove storage cupboards, wood flooring, smooth plastered ceiling with inset spotlights...



**Bedroom 2 10'11 x 10'9 (3.33m x 3.28m)**



Double glazed window to side, radiator, feature cast iron fireplace, wood flooring, smooth plastered ceiling with inset spotlights...





**Bathroom 7'9 x 7'3 (2.36m x 2.21m)**



Modern suite comprising panelled bath with central mixer tap and shower attachment, separate glazed corner shower cubicle, glass wall mounted wash hand basin, low level W.C., heated towel rail, tiled splashbacks, glass block window to rear...



**Kitchen/ Diner**

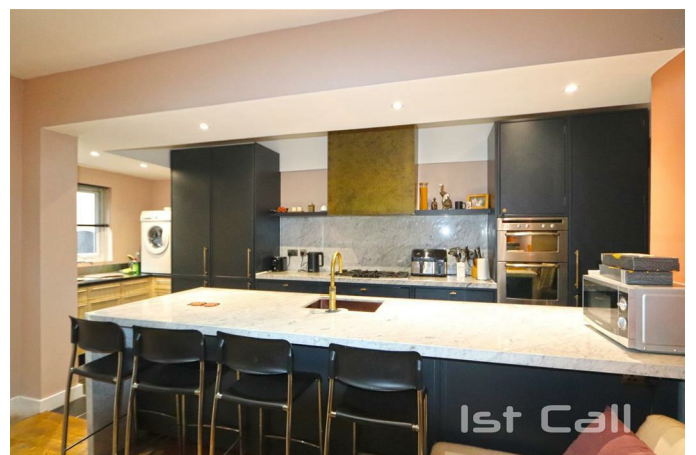


**Dining Area 14'3 x 10'10 (4.34m x 3.30m)**



Double glazed french doors to rear garden, radiator, built in storage cupboard, wood flooring, open plan to...

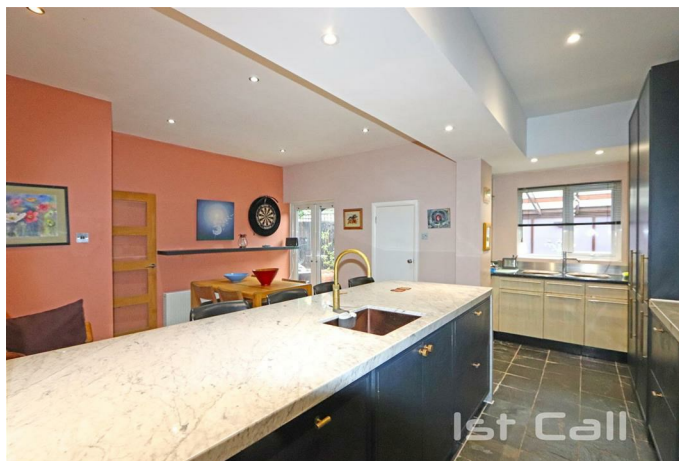
**Kitchen Area 19'11 x 7'1 (6.07m x 2.16m)**



Range of solid wood base units with toning roll edged working surfaces over, inset twin bowl stainless steel sink unit, integrated five burner gas hob with extractor hood over, integrated full height fridge and freezer, integrated dishwasher, large central island unit/ breakfast bar with inset single bowl sink unit, cupboard housing gas central heating & hot water boiler, tiled flooring, smooth



plastered ceiling with inset spotlights, double glazed window to rear, double doors to...

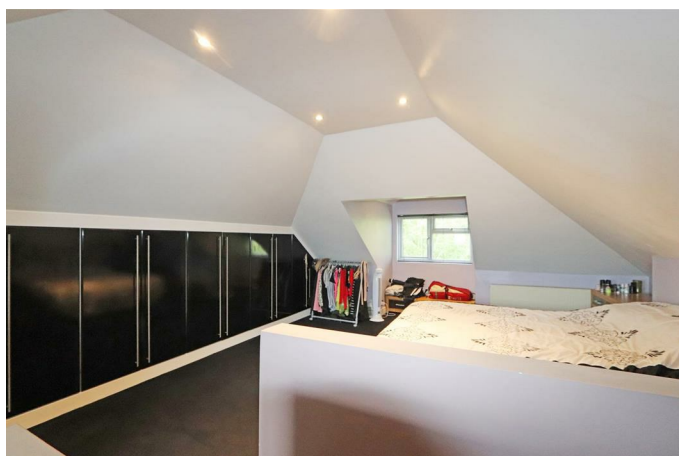


**Utility Room 8'11 x 6'5 (2.72m x 1.96m)**



Range of fitted base units with toning roll edged working surfaces over, matching range of wall mounted units, laminate wood flooring...

**First Floor Master Bedroom 26'10 x 15'4 (8.18m x 4.67m)**



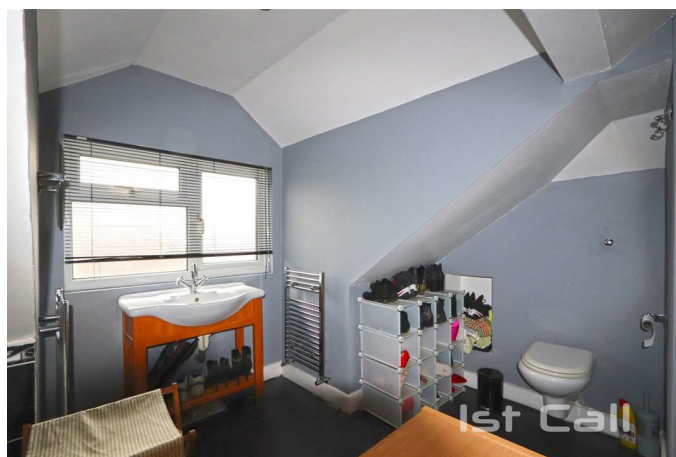
Double glazed window to front, radiator, range of fitted wardrobe cupboards, smooth plastered ceiling with inset spotlights, open plan to...



**En Suite**



White suite comprising panelled corner spa/ jacuzzi bath with mixer tap, wash hand basin on stand, W.C., heated towel rail, smooth plastered ceiling with inset spotlights, obscure double glazed window to rear...





### Externally



### Front Garden



Covered veranda to front and side of property offering outlook towards Bonchurch Park, established garden with a range of mature flowers and shrubs providing seclusion from the street...



### Off Street Parking



Cobblestone paved off street parking space also giving access to the remaining garage space used for storage...

### Rear Garden



Mostly paved with gate to side, double doors to...



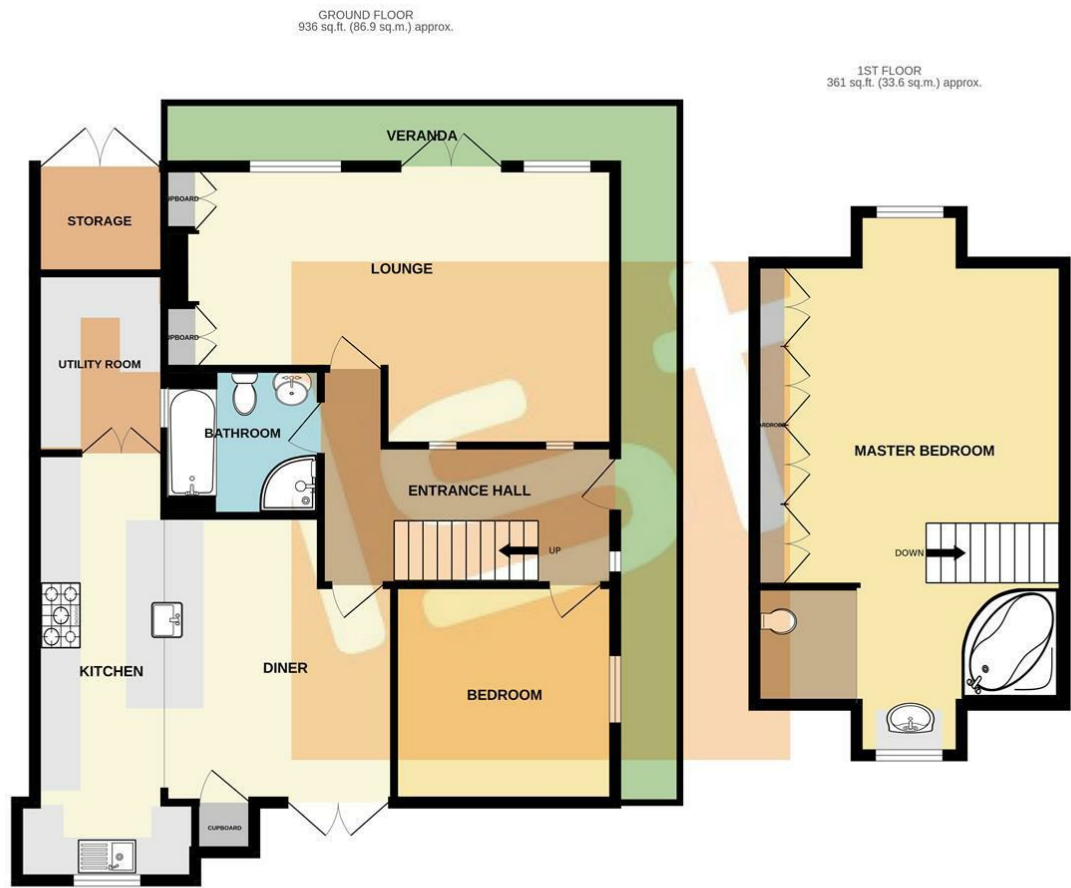
**Summerhouse 11'9 x 11' (3.58m x 3.35m)**



Glazed to one aspect with glazed roof, range of fitted storage cupboards...



Floor Plan

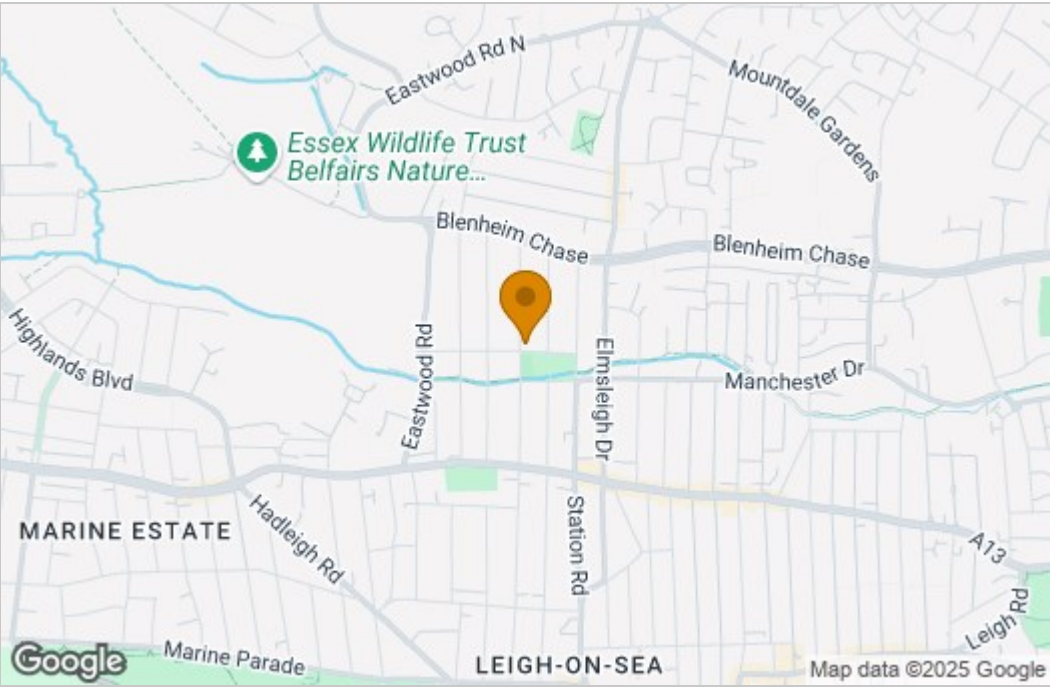


TOTAL FLOOR AREA: 1297 sq.ft. (120.5 sq.m.) approx.

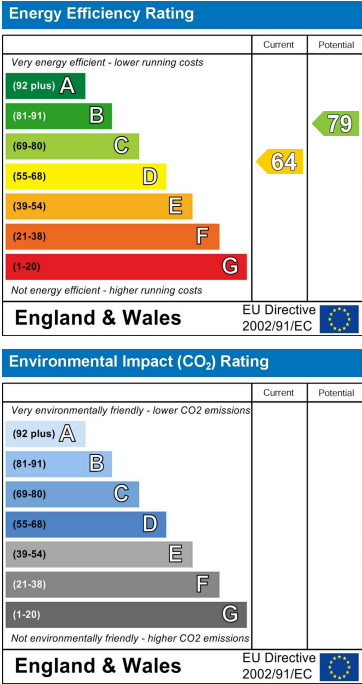
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Area Map



Energy Efficiency Graph



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