



106 Beach Avenue, Leigh

# 106 Beach Avenue Leigh-On-Sea Essex SS9 1HB

Home Estate Agents are privileged with instruction to offer for sale this impressive four bedroom semi-detached house in the heart of Leigh-on-Sea within a short walk of nearby Broadway, station, and seafront. This beautifully presented family home boasts superb internal condition throughout with period features blended with modern design and incorporates a contemporary open-plan kitchen/diner. Externally, this exceptional residence boasts gardens to front and rear and further features two balconies with estuary views from the rear of the property.

The accommodation comprises; entrance hallway, cloakroom, spacious living room and a stunning open-plan contemporary kitchen/diner to the ground floor with landing, family bathroom and four bedrooms completing the first.

Externally, this excellent residence provides front and rear gardens and is complemented by balconies to front and rear with the latter offering space for furniture and sea views.



The property is served by gas central heating and offers original leaded light windows where mentioned.

Situated in Beach Avenue, within the heart of Leigh-on-Sea, this wonderful family home benefits from excellent location for the nearby seafront and mainline railway station - serving London Fenchurch Street for commuters. Also within a short stroll is Leigh's fashionable Broadway with its array of bars, cafés, restaurants and popular boutiques.

Boasting approximately 1,305 sq ft, period features and estuary views, we strongly encourage internal viewings to avoid missing out on this fantastic house.

## Accommodation Comprises:

### Entrance

Entrance door with lead light windows to front into:

### Hallway

Opaque lead light window to side, wooden flooring, stairs rising to first floor, vintage style radiator, picture rail, coved cornice, two ceiling lights. Doors into:

### Lounge 16'9 into Bay x 13'8

Wooden flooring, vintage style radiator, picture rail, coved cornice, ceiling rose with light, lead light bay window to front with fitted blinds, log burner.



### Open Plan Kitchen Diner

#### Kitchen Area 23'3 x 8'0

Wooden flooring, vintage style radiator, high gloss contemporary base, drawer and cupboard units with Quartz worksurfaces and matching eye level wall cabinets, windows to side and rear including Sash window, door leading to garden, down lights, coved cornice, Range Master oven with six burner gas hob and extractor over, integrated dishwasher, washing machine, bowl sink with taps, space for American style fridge freezer. Open to:



#### Dining Area 15'11 x 10'7

Wooden flooring, two vintage style radiators, understairs storage, feature fireplace, coved cornice, windows to rear and door leading to garden.

#### Cloakroom

Tiled flooring and part tiled walls, boiler, WC, wash hand basin with mixer tap, wall mounted mirror, down light.

#### First Floor Landing

Wooden flooring, vintage style radiator, stairs rising from ground floor, picture rail, coved cornice, ceiling rose with light, loft access. Doors into:



#### Bedroom One 16'9 into Bay x 13'8 Max x 12'1 Min

Wooden flooring, feature fireplace, vintage style radiator, picture rail, coved cornice, ceiling rose with light, built in storage cupboard, bay window to front with original lead light glass and fitted blinds.

#### Bedroom Two 13'5 x 9'4

Wooden flooring, vintage style radiator, feature fireplace, picture rail, ceiling rose with light, windows to rear offering sea views.

### Bedroom Three 10'4 x 9'4

Wooden flooring, vintage style radiator, feature fireplace, picture rail, ceiling rose with light, window to rear with sea views and door leading to balcony.

### Bedroom Four 9'7 x 6'7

Wooden flooring, vintage style radiator, picture rail, coved cornice, ceiling rose with light, fitted shelving and hanging rail, door to front leading to balcony.

### Bathroom

Tiled flooring, part tiled walls, down lights, extractor, heated towel rail with radiator, bath with mixer tap and shower over, WC, wash hand basin with taps, vanity unit, Sash window to side.

### Externally

#### Front Garden

Private front garden with path, garden.

#### Two Balconies

One balcony is approached from bedroom four at the front of the property and the other large balcony is approached from bedroom three with tiled flooring and offering sea views.

#### Rear Garden

Pretty rear garden with decking, tiled seating area, lawn, shed, side access and shrubs.







Price: £725,000 Freehold

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HP1222 Printed by Ravensworth 01670 713330