



8 Kent View Avenue



# 8 Kent View Avenue Leigh-on-Sea Essex SS9 1HE

Home Estate Agents are proud to present this really smart three bedroom semi detached house which offers surprisingly spacious living accommodation and which has been tastefully renovated and decorated by the current owners.

The accommodation comprises; spacious entrance hall, ground floor cloakroom, two well appointed and separate reception rooms plus a generous size kitchen/diner which overlooks the rear garden, whilst to the first floor there are three bedrooms and a modern bathroom suite plus a useful loft storage area.

Externally the property benefits from a fabulous rear garden with a large and attractive patio area to the immediate rear, creating a wonderful space for outside dining and entertaining. There is also an impressive outside



kitchen & bar area located to the side of the property, again creating a great space for entertaining.

Situated in this fantastic spot on Kent View Avenue, just a stones throw from Chalkwell Beach and mainline railway station, this gorgeous family home is also within walking distance of both Leigh Road and the Broadways extensive shops, bars, restaurants and boutiques.

## Accommodation Comprises

Part glazed entrance door leading to:

### Entrance Porch 9'7 x 3'5

Lead light window to front aspect, slate tiled flooring with underfloor heating, cloaks area with bespoke fitted seating & storage, inset spotlighting, further part glazed entrance door leading to:

### Entrance Hall 11'6 x 9'9

A welcoming entrance hall with lead light window to front aspect, stairs leading to the first floor landing with under stairs storage cupboard, wood flooring, plate rail, dado rail, cast iron effect radiator, doors to all rooms.





#### Dining/Sitting Room 12'8 x 12'1

Double glazed windows and French doors to the rear garden, engineered wood flooring, feature fireplace with open fire and exposed brick chimney breast, bespoke fitted storage cupboard & desk to both alcoves, picture rail, cast iron effect radiator.

#### Kitchen/Breakfast Room 15'6 x 10'2

Double glazed windows to both side and rear aspects. The kitchen is fitted to include a sink unit with mixer tap and waste disposal unit, inset into a range of squared edge work surfaces with cupboards and drawers beneath, integrated oven, hob and extractor hood, further range of matching eye level wall mounted units, integrated washing machine and dishwasher, integrated fridge/freezer, tiled splashbacks, tiled floor with underfloor heating, feature exposed brick work to one wall, smooth plastered ceiling with inset spotlighting and speakers, double glazed French doors to the rear garden.

#### First Floor Landing 16'9 (max) x 8'3 (max)

Carpeted, built-in airing cupboard housing combination boiler, walk-in eaves storage cupboard measuring 6'5 x 5'3, dado rail, cast iron effect radiator, doors to:

#### Bedroom One 13'4 x 12'8

Double glazed windows to both front and side aspects with views towards the estuary, wood flooring, smooth plastered

#### Ground Floor Cloakroom 3'4 x 2'8

Modern suite comprising; low level WC with concealed cistern, wall mounted wash hand basin with mixer tap, fully tiled to surrounding walls, tiled flooring, smooth plastered ceiling with inset spotlights.

#### Lounge 17'4 (into bay) x 13'1

Large double glazed lead light bay window to front aspect with bespoke fitted window seat with storage beneath, engineered wood flooring, feature exposed brick fireplace with open fire, slate hearth & wooden mantle, attractive wood panelled to walls, cast iron effect radiator.





ceiling, picture rail, two radiators, double glazed door to a west facing balcony.

#### Bedroom Two 12'8 x 12'7

Double glazed window to rear aspect, carpeted, built-in alcove wardrobe, picture rail, radiator.

#### Bedroom Three 10'2 x 7'1

Double glazed window to rear aspect, carpeted, picture rail, radiator.

#### Bathroom 7'8 x 6'1

Two double glazed obscure window to side aspect, modern suite comprising; bath with mixer tap and shower attachment, low level WC, wash hand basin with mixer tap and vanity drawers beneath, fully tiled to surrounding walls, tiled flooring, smooth plastered ceiling with inset spotlighting, heated towel rail.

#### Externally

##### Rear Garden

The property benefits from a fabulous rear garden which commences with an attractive paved patio area to the immediate rear with the remainder being laid to well maintained lawn area with mature flower, shrub and tree borders, garden shed to remain, outside lighting, outside shower, access to:

##### Front Garden

The front of the property is block paved providing off street parking for several vehicles.

##### Outside Kitchen & Bar

A really cool area which commences with butler sink and outside work area, access through to the bar area which extends to 15'2 x 8'7 and boasts a fully fitted bar with power and lighting along with access to a useful wine cellar.







La Dolce Vita

SOHO  
PICCADILLY  
LEICESTER  
SQUARE  
GREEN PARK  
MAYFAIR  
PORTMAN  
SQUARE  
MAYFAIR  
MAYFAIR  
MAYFAIR













APRÈS  
SKI

NOBODY  
GETS OUT  
SOBER

HAPPY  
HOUR

BOLLINGER  
WOLLY PRAT  
SIERRA  
SIERRA  
SIERRA

BACARDI  
SIERRA  
SIERRA  
SIERRA  
SIERRA

MALIBU  
SIERRA  
SIERRA  
SIERRA  
SIERRA

LEIGH-ON-SEA  
REIMS - 452 KM

BOLLINGER





TOTAL FLOOR AREA: 1182 sq.ft. approx.  
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OIEO £775,000 Freehold

HOME - The Estate Agent of Leigh  
The Old Bank, 26 Broadway, Leigh-on-Sea, Essex, SS9 1AW. Tel: 01702 480033

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