

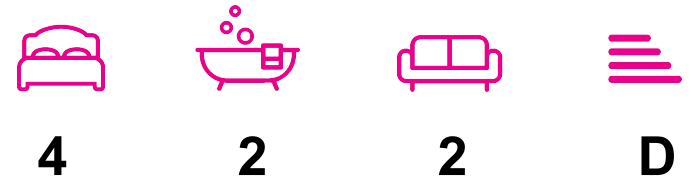
home.



£825,000

Park View Drive, Leigh on Sea

51 Park View Drive, Leigh-On-Sea, Essex, SS9 4TU



Home Estate Agents are privileged with instruction to offer for sale this fabulous four bedroom detached residence which is positioned on a bold corner plot within the sought-after 'Belfairs Estate', just a short stroll to the nearby Belfairs Woods and golf course.



This beautifully presented chalet/bungalow provides spacious accommodation both inside and out; boasting a large open-plan living arrangement and well kept gardens to front and rear.

The accommodation comprises; entrance porch with character windows and door leading to the hallway which opens up into the main open-plan lounge/diner, sizeable and quality kitchen, two large double bedrooms (both with bay windows) and a contemporary family bathroom complete the ground floor. The first floor consists of a landing, two further double bedrooms - both with access to the eaves - and a modern shower room.

Externally, this wonderful home flourishes with space as it provides well kept gardens to front and rear which is surrounded by fencing and trees whilst also featuring two outbuildings, space for off-street parking and a separate garage.

The property is served by gas central heating and offers a perfect blend of modern double glazing with period leaded light glass.

Situated on Park View Drive in Leigh-on-Sea, this stunning home is perfectly placed for peace and tranquility whilst also being within close proximity to all nearby amenities. These include schools, shops, woods, parks and bus routes. Also within easy reach is Leigh's fashionable Broadway and its array of bars, cafés, restaurants and popular boutiques. The mainline c2c railway station serves London Fenchurch Street for commuters.

Being available with no onward chain, we strongly encourage internal viewings to avoid missing out on this rarely available residence.

Entrance Porch

Karndean flooring, exposed brick wall, ceiling light, lead light glass and door leading into:

Hall

Karndean flooring, radiator, coved cornice, ceiling light and storage cupboard. Doors into:





Open Plan Lounge/Diner

30'2 x 16'1 into bay

Fitted carpet, double glazed bay window to front, coved cornice, ceiling light, dado rail, feature fireplace with electric log burner and three radiators. Opening into:

Dining Area

Further ceiling light, coved cornice, wall mounted lighting, double glazed window to side and rear, French doors leading to garden.

Kitchen

24'4 x 11'0

Wooden flooring, double glazed window and door both to rear, double glazed window to side, granite worksurfaces with fitted wooden wall and base units, integrated appliances including; double NEFF oven, four ring induction hob with extractor over, NEFF dishwasher, NEFF microwave, inset Butler style sink with two drainers and taps, space for American style fridge freezer, integrated tumble dryer and washing machine, under lighting, down lights, coved cornice, vintage style radiator, large storage cupboard.

Bedroom One

16' 6 x 13'11 into bay

Fitted carpet, coved cornice, ceiling light, double glazed windows to front and double glazed bay window to side, radiator, coved cornice, ceiling light.

Bedroom Two

13'11 x 11'0

Fitted carpet, original feature lead light windows to side, double glazed windows to rear, ceiling light, radiator.

Bathroom

Marble effect tiled walls, double glazed opaque window to side, walk in double shower cubicle, down lights, WC, wash hand basin with mixer tap and wall mounted LED mirror, freestanding bath with mixer tap and shower attachment, and heated towel rail.

First Floor Landing

Fitted carpet, ceiling light. Doors into:

Bedroom Three

14'2 x 12'2 min x 16'0 max

Fitted carpet, double glazed Dorma bay window, radiator, access to eaves storage, ceiling light, down light.

Bedroom Four

12'3 x 11'11 min x 16'0 max

Fitted carpet, access to eaves storage, ceiling light, radiator, down light, double glazed Dorma bay window.

Externally



Front Garden

Lawn, paved patio pathway, flower beds, shrubs, trees, external lighting, side access with secure gates and fencing.

Rear Garden

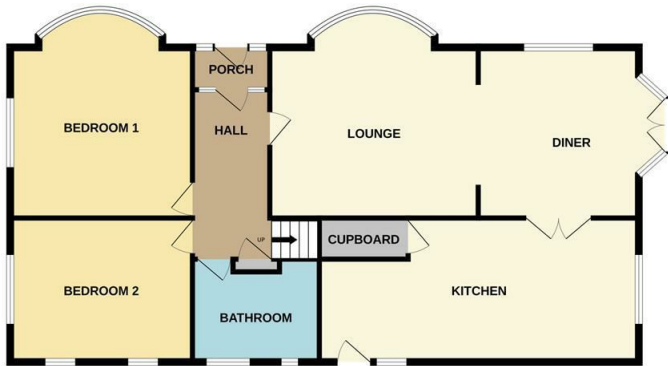
Paved patio, lawn, summerhouse, shed and garage, trees, shrubs and flower beds, external lighting

Off Street Parking

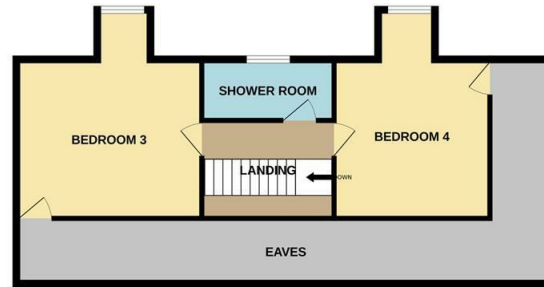
Off street parking for two cars to rear



GROUND FLOOR
1205 sq.ft. approx.



1ST FLOOR
736 sq.ft. approx.



TOTAL FLOOR AREA: 1941 sq.ft. approx.
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£825,000 Freehold

HOME - The Estate Agent of Leigh
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

LOCAL AUTHORITY
Southend City Council

COUNCIL TAX BAND
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TENURE
Freehold

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC