

home

OFFERS IN EXCESS OF

**£700,000**

Cliff Avenue, Leigh-On-Sea

# 7 Cliff Avenue, Leigh-On-Sea, SS9 1HF



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Home Estate Agents are excited to introduce you to this charming semi-detached house located on Cliff Avenue in the sought-after Chalkwell Hall Estate, just a stone's throw away from Chalkwell Train Station.

Upon entering, you are greeted by a spacious lounge, perfect for entertaining guests or relaxing with family. The modern open plan kitchen diner is a highlight of this property, offering a stylish space to cook and dine with loved ones.

This delightful home boasts four generously sized bedrooms, providing ample space for a growing family or accommodating guests. Imagine waking up to stunning sea views from both the kitchen and two of the bedrooms, creating a serene and picturesque setting.

Step outside to discover the attractive rear garden, ideal for enjoying a morning coffee or hosting summer barbecues. The outdoor space offers a peaceful retreat from the hustle and bustle of everyday life.

Don't miss the opportunity to make this house your home and enjoy the perfect blend of comfort, style, and convenience in this prime location. Contact us today to arrange a viewing and experience the beauty of Cliff Avenue for yourself.



### Entrance

Double glazed door to side leading into:

### Entrance Hall

Amtico wood effect flooring, ceiling light, stairs rising to first floor, storage cupboard, ceiling light, radiator.

### Downstairs WC

Tiled flooring, part tiled walls, double glazed obscure window to side, WC, wash hand basin with mixer tap and vanity unit, spotlights.

### Lounge

18'2 x 14'0

Carpeted, double glazed window to rear, coved cornice, ceiling light, two radiators.

### Open Plan Kitchen/Diner

18'2 x 17'1

### Kitchen Area

Amtico wood effect flooring, double glazed window to front offering sea views and double glazed obscure window to side, range of wall and base units with Quartz worksurfaces, one and half sink with drainer and mixer tap, integrated Bosch hob and double oven, integrated NEFF dishwasher, space for fridge freezer and washer/dryer, storage cupboard, ceiling lights and spotlights, vertical radiator. Open to:

### Dining Area

Continuation of Amtico wood effect flooring, double glazed window to front, large storage cupboard, spotlights, vertical radiator.

### Conservatory

16'3 x 7'4

Laminate wood effect flooring, double glazed windows to side and rear, double glazed glass roof, wall lights, radiator.

### First Floor Landing

Carpeted, access to part boarded loft via ladder, ceiling light. Doors to:

### Bedroom One

12'7 x 10'4

Carpeted, double glazed window to front, ceiling light, radiator.

### Bedroom Two

13'11 x 8'10

Carpeted, double glazed window to rear, ceiling light, radiator.





### **Bedroom Three**

10'9 x 10'3

Carpeted, double glazed window to rear offering sea views, ceiling light, radiator.

### **Bedroom Four**

12'7 x 7'10

Carpeted, double glazed window to front, ceiling light, radiator.

### **Bathroom**

Tiled flooring and walls, double glazed obscure window to side, P shaped bath with shower over, WC, wash hand basin with mixer tap and vanity unit, spotlights, heated towel rail.

### **Externally**

#### **Rear Garden**

Rear garden commencing with patio area and steps leading to lawn area, flower bed borders, decked area to further rear, shed, external power socket, storage unit, side access.

#### **Frontage**

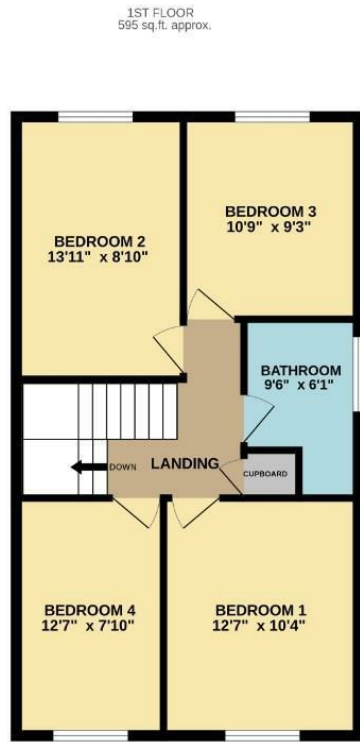
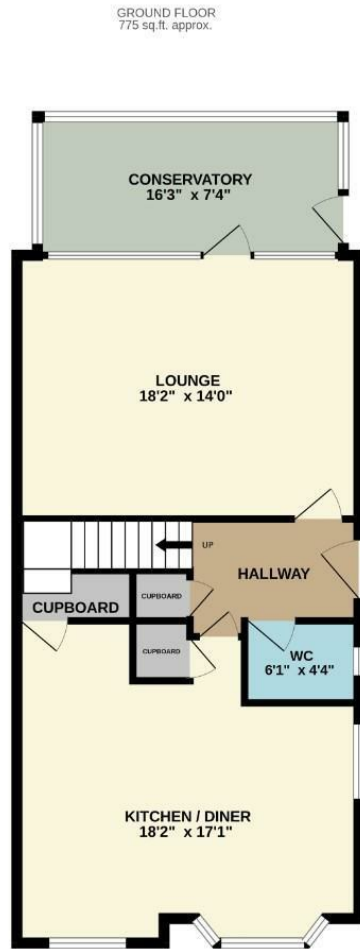
Off street parking for two cars.

#### **Agents Note**

The roof has 12 solar panels (battery is located in the loft which stores the power).







TOTAL FLOOR AREA: 1370 sq.ft. approx.  
Made with Metropix 02024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>65</b>	<b>77</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# Offers In Excess Of £700,000 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.