

home.



**£1,250,000**

First Avenue, Westcliff-On-Sea

# 24 First Avenue, Westcliff-On-Sea, Essex, SS0 8HR



\*\*\* GUIDE PRICE £1,250,000 - £1,275,000 \*\*\*

Home Of Leigh are excited to offer for sale this incredibly spacious six bedroom detached, double fronted family home located within a stones throw of Chalkwell beach. The accommodation boasts two large reception rooms, a stunning open plan kitchen & living space plus a utility room, an office and further study.



### Entrance Porch

8'3 x 4'8

Double glazed lead light windows to side aspect, tiled flooring. Further double glazed doors into Entrance Hall.

### Entrance Hall

17'6 x 8'4

A very grand spacious entrance hall with stairs leading to first floor accommodation with understairs storage cupboard, tiled flooring with underfloor heating, coved ceiling with inset spotlighting, radiator, glazed double doors to lounge and dining room and further glazed door to kitchen.

### Lounge

20'2 into bay x 11'9

Double glazed lead light bay window to front aspect, tiled flooring with underfloor heating, power points, coved ceiling with inset spotlighting.

### Dining Room

16'10 into bay x 13'4

Double glazed lead light bay window to front aspect, tiled flooring with underfloor heating, coved ceiling with inset spotlighting.

### Kitchen & Family Room

34'7 x 11'2

An incredible open plan living space to the rear of the property overlooking the rear garden with two clearly defined areas, the Kitchen and Family Room.

### Kitchen

12'4 x 11'2

Double glazed window to rear aspect overlooking the rear garden. The kitchen is fitted to include a one and a quarter bowl sink unit with mixer tap and additional water softener inset into a range of Silestone worksurfaces with an abundance of cupboards and drawers beneath, built in twin ovens - one being a steam and microwave oven combined, inset induction hob with built in extractor hood, integrated tall fridge, integrated dishwasher, integrated wine cooler, further range of eye level wall mounted units with under counter lighting, integrated bin storage, tiled flooring with underfloor heating. Open plan to Family Room.





### **Family Room**

22'9 x 11'2

Two sets of double glazed French doors to rear aspect giving access to rear garden, tiled flooring with underfloor heating, coved ceiling with inset spotlighting, wall mounted air-conditioning unit, two radiators - one being a feature vertical radiator.

### **Utility Room**

10'6 x 7'2

Velux window to side, tiled flooring with underfloor heating, range of square edge worksurfaces with appliance space and plumbing for washing machine beneath and further space for fridge and freezer, stainless steel single drainer sink unit with mixer tap, coved and smooth plastered ceiling, access to small loft space. Doors to Study One.

### **Study One**

8'4 x 7'0

Velux window and hardwood door to front aspect, carpeted, power points, range of fitted storage units and desk area, radiator.

### **Study Two**

7'10 x 7'6

Double glazed windows and door to rear aspect, tiled flooring with underfloor heating, range of base and eye level units, coved ceiling with inset spotlighting, radiator.

### **Guest Cloakroom**

9'5 x 2'9

Two piece suite comprising wall mounted wash hand basin with mixer tap, low level WC, tiled flooring with underfloor heating, coved and smooth plastered ceiling.

### **First Floor Landing**

18'3 max x 8'10

A spacious landing which is carpeted, coved ceiling with inset spotlighting with access to loft space, radiator. Doors to Master Bedroom.

### **Master Bedroom**

16'10 x 13'2

Double glazed window to rear aspect with French doors leading to a south facing balcony, carpeted, power points, coved ceiling with inset spotlighting, feature coloured lead light internal window, radiator with an attractive lattice effect cover, doors to en-suite bathroom and walk in closet.

### **En-Suite Bathroom**

10'8 x 8'3

Double glaze obscure window to front aspect, luxury fitted suite comprising; free standing bath with mixer tap, low level WC, fully tiled shower cubicle, twin wash hand basins with mixer taps and vanity unit beneath, tiled flooring with underfloor heating, smooth plastered ceiling with inset spotlighting, fully tiled surrounding walls, heated towel rail.



### Walk-in Closet

13'4 x 3'10

Carpeted, coved ceiling with inset spotlighting, extensive hanging space and storage shelving.

### Bedroom Two

17'0 into bay x 13'5

Double glazed lead light bay window to front aspect, carpeted, power points, coved ceiling with inset spotlighting, wall mounted wash hand basin with vanity unit and tiled splashbacks, radiator.

### Bedroom Three

14'5 into bay x 11'10

Double glazed lead light bay window to front aspect, carpeted, power points, smooth plastered ceiling, half pedestal wash hand basin with tiled splashback, radiator.

### Bedroom Four

11'5 x 9'10

Double glazed window to rear aspect, carpeted, power points, coved ceiling with inset spotlighting, radiator.

### Bedroom Five

11'4 x 11'3 < 8'4

Double glazed window to rear aspect, carpeted, power points, coved ceiling with inset spotlighting, wall mounted wash hand basin with vanity unit beneath.

### Bedroom Six

7'10 x 7'10

Double glazed lead light window to front aspect, carpeted, power points, coved ceiling, radiator.

### Shower Room

8'5 x 5'7

Double glazed obscure window to side aspect, three piece suite comprising; fully tiled shower cubicle, wash hand basin with mixer tap and vanity unit, low level WC, fully tiled to surrounding walls, smooth plastered ceiling with inset spotlighting, heated towel rail, tiled flooring with underfloor heating.

### Rear Garden

The property benefits from a great size south backing plot with a large rear garden extending to approx. 120'. Commencing with an attractive and large raised patio area to the immediate rear providing a fantastic spot for outside dining and entertaining. Steps lead down to the remainder of the garden which is mainly laid to lawn and enclosed by screen paneled fencing. Gated off pool area with heated swimming pool and paved surround, summer house to remain, garden shed housing boiler for pool, access to the garage.

### Garage

The property benefits from a large double length garage with access to the front and rear of the property, wall mounted boiler (not tested), power and lighting connected.





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# £1,250,000 Freehold

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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			78
(55-68) D		47	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	