



78 Beedell Avenue



# 78 Beedell Avenue Westcliff-on-Sea Essex SS0 9JS

Home Of Leigh are delighted to offer this well maintained three bedroom character house, which has been extended to the ground floor providing a fabulous open plan kitchen & family room, but also comes with the rare advantage of off street parking and a detached garage.

The accommodation comprises; entrance hall, a west facing lounge and a wonderful open plan kitchen, family and dining area giving access to the rear garden, whilst to the first floor there are three bedrooms and a luxury fitted bathroom suite.

Externally there is off street parking to the front with gates leading through to the rear giving further access to a detached garage.



Situated on Beedell Avenue in Westcliff On Sea, this charming family home is perfectly located for the London Road shops, local bus routes and Chalkwell Park.

## Accommodation Comprises

Double glazed entrance door leading to:

### Entrance Hall 16'9 x 7'9

Double glazed obscure windows to front aspect, wood flooring, coved cornice to smooth plastered ceiling with ceiling rose, picture rail, stairs leading to first floor accommodation with under stairs storage cupboard, radiator. Doors to:





exposed brick work to chimney breast, radiator. Open plan to:

#### **Kitchen Dining Area 17'6 x 15'1**

Two double glazed windows to rear aspect with French doors leading to the rear garden. The kitchen is fitted to include a modern one and a quarter bowl sink unit with mixer tap inset into a range of square edge worksurfaces with cupboards and drawers beneath, two built in ovens and five ring gas hob with extractor hood above, further range of matching eye level wall mounted units, integrated slimline dishwasher, appliance space and plumbing for washing machine, integrated fridge and separate freezer, concealed combination boiler (n/t), tiled splashbacks, integrated eye level microwave oven, coved to smooth plastered ceiling, wood flooring, radiator.

#### **First Floor Landing 10'6 x 6'5**

Smooth plastered ceiling with access to loft space, carpeted, picture rail. Doors to:

#### **Bedroom One 16'3 into bay x 11'1**

Double glazed bay window to front aspect, carpeted, coved to smooth plastered ceiling, radiator.

#### **Bedroom Two 14'5 x 11'2**

Double glazed window to rear aspect, carpeted, coved to smooth plastered ceiling, floor to ceiling fitted storage cupboard, radiator.



#### **Lounge 16'3 into bay x 11'9**

Double glazed bay window to front aspect, wood flooring, feature brick built fireplace with wood mantle over, wooden mantle piece over, coved cornice to smooth plastered ceiling with central ceiling rose, picture rail, two wall light points, radiator.

#### **Open Kitchen & Family Room 26'4 x 18'1**

A fabulous open plan living space with two clearly defined areas as follows:

#### **Living Area 18'3 x 18'1**

Double glazed window to side aspect, wood flooring, coved cornice to smooth plastered ceiling with central ceiling rose,

### Bedroom Three 9'5 x 6'5

Double glazed window to front aspect, carpeted, coved to smooth plastered ceiling, radiator.

### Bathroom 7'9 x 6'4

Double glazed obscure window to rear aspect, modern four piece suite comprising panelled bath with mixer tap and shower attachment, wash hand basin with mixer tap and vanity cupboards beneath, low level WC, fully tiled to shower cubicle with Rainfall shower head, smooth plastered ceiling with inset spotlighting, tiled flooring, feature cast iron effect radiator.

### Externally

### Rear Garden

The property benefits from a great size east backing rear garden which is totally paved providing easy maintenance, side access via gate to the front.

### Front Garden

The front of the garden is block paved providing off street parking for one car with gates leading through to the rear garden and giving further access to:

### Detached Garage

With up and over door, power and lighting connected.



















TOTAL FLOOR AREA : 1227 sq.ft. approx.  
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Price: £450,000 Freehold

HOME - The Estate Agent of Leigh

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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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		