



25 Lymington Avenue

25 Lymington Avenue Leigh-on-Sea Essex SS9 2AU

Home Of Leigh are very excited to offer for sale this surprisingly spacious and super smart three bedroom semi detached house, situated on a sought after turning in the heart of Leigh On Sea and which benefits from a fabulous west backing rear garden.

The accommodation comprises; entrance lobby, ground floor cloakroom, a great size double bedroom, an open plan lounge & dining area which gives access to a stunning fitted kitchen/breakfast room with French doors leading out to the rear garden, whilst to the first floor there are two double bedrooms, a modern bathroom suite plus a further dressing room which could also be utilised as small bedroom/office space.

Externally the property boasts a great size west backing rear garden which has been beautifully landscaped with wonderful patio areas creating a great space for outside dining and entertaining. To the front there is hardstanding with potential for off street parking (subject to the usual planning consents).



Located on Lymington Avenue in the heart of Leigh on Sea, this beautifully presented family home is perfectly positioned for the Broadway and its extensive range of shops, bars, restaurants and boutiques as well as the beach and mainline railway station also being close at hand.

Accommodation Comprises

The property is approached via barn style entrance door leading to:

Entrance Lobby

With double glazed obscure window to front aspect, wood effect laminate flooring, smooth plastered ceiling with inset spot lighting, door to ground floor bedroom and open plan to the main living area.

Lounge & Dining Room 22'2 x 15'5

A gorgeous room with a continuation of wood effect laminate flooring, stairs leading to the first floor landing, smooth plastered ceiling, cast iron effect radiator, additional vertical radiator, door to ground floor cloakroom, open plan to:



Kitchen/Breakfast Room 17'9 x 14'2

Double glazed window to rear aspect with adjacent French doors giving access to the rear garden. The kitchen is fitted to include a modern sink unit with mixer tap and waste disposal unit inset into a range of work surfaces with cupboards and drawers beneath, two integrated NEFF ovens, warming drawer and matching six ring gas hob with extractor hood above, built-in full height fridge and separate matching full height freezer, integrated dishwasher, washing machine and drier, matching range of storage cupboards, central island with matching work tops and contrasting wood tops with cupboards beneath and stool seating around, continuation of Karndean wood flooring, smooth plastered ceiling with remote controlled rain sensed Velux windows.



Ground Floor Cloakroom 6'1 x 2'9

Modern suite comprising; low level WC, wash hand basin with mixer tap and vanity cupboard beneath, tiled flooring.

Ground Floor Bedroom 11'1 x 11'1

Double glazed sash window to front aspect with bespoke fitted plantation shutters, carpeted, smooth plastered ceiling, cast iron effect radiator, door to ground floor cloakroom.

First Floor Landing 14'5 x 3'5

A great size split level landing which is carpeted, smooth plastered ceiling with inset spotlighting, doors to:

Bedroom One 11'1 x 11'1

Double glazed sash window to rear aspect with bespoke fitted shutters, carpeted, smooth plastered ceiling, cast iron effect radiator.

Bedroom Two 11'1 x 6'3

Double glazed sash window to front aspect with bespoke fitted plantation shutters, carpeted, smooth plastered ceiling, cast iron effect radiator.

Dressing Room 8'2 x 7'6 (max)

Double glazed obscure window to side aspect with bespoke fitted plantation shutters, carpeted, smooth plastered ceiling with inset spotlighting and access to loft space, ample fitted hanging and storage space.

Bathroom 8'5 x 6'1

Double glazed sash window to side aspect with bespoke fitted plantation shutters, modern suite comprising; bath with mixer tap and shower attachment, plus additional rainfall shower head, low level WC, wash hand basin with mixer tap and vanity cupboard beneath, built-in storage cupboard, smooth plastered ceiling with inset spotlighting, heated towel rail.

Externally

Rear Garden

The property benefits from a great size west backing rear garden which commences with an attractive paved patio area to the immediate rear, creating a wonderful space for outside dining and entertaining, electric awning. The remainder of the garden is laid with artificial lawn and enclosed with screen panel fencing with central pathway leading to rear with access to a purpose built garden room measuring 15'9 x 9'2.

Front Garden

To the front of the property there is hardstanding for potential off street parking (subject to the usual planning consents).







love you, bye













Price £575,000 Freehold

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