



24 Mount Avenue

24 Mount Avenue Westcliff-on-Sea Essex SS0 8PT

Home Of Leigh are delighted to offer for sale this attractive four bedroom detached character house, situated at the top of one of Chalkwell's most desirable turnings and which benefits from a great size rear garden and estuary views.

The accommodation comprises; entrance porch, a spacious entrance hall, a west facing lounge, separate dining room, a kitchen/breakfast room with a separate utility room and a further office, whilst to the first floor there are four well appointed bedroom, some with estuary glimpses and a shower room and separate cloakroom.

Externally the property sits in an elevated position and set back from the road with ample off street parking to the front, whilst to the rear there is a great size east backing garden.



Located on Mount Avenue within the sought after Chalkwell Hall Estate, this charming family home is perfectly positioned to take full advantage of Leigh Road and its wonderful range of shops, bars, restaurants and boutiques as well as the beach and mainline railway station giving direct access into London Fenchurch Street.

Accommodation Comprises

The property is approached via solid part glazed entrance door leading to:

Entrance Porch 3'2 x 3'1

Tiled flooring, glazed door leading to:

Entrance Hall 16'1 x 11'1 (max)

A great size entrance hall with stairs leading to the first floor landing with under stairs storage cupboard, carpeted, plate rack, coved cornice to ceiling with ceiling rose, radiator, doors to:

Ground Floor Cloakroom 5'8 x 2'8

Double glazed lead light window to front aspect, two piece suite comprising; low level WC, wash hand basin, picture rail.



Lounge 21'1 (into bay) x 15'6

Double glazed lead light bay window to front aspect with further double glazed lead light window to side, both with estuary glimpses, carpeted, feature brick built fireplace with matching hearth, coved cornice to ceiling with ceiling rose, picture rail, two radiators.

Kitchen/Breakfast Room 15'4 x 11'1

Double glazed window to rear aspect. The kitchen is fitted to include a stainless steel sink unit with mixer tap, inset into a range of roll edge work surfaces with cupboards and drawers beneath, built-in oven and grill with four ring gas hob, walk in pantry housing boiler, actor hood above, further range of matching eye level wall mounted units, appliance space for fridge/freezer and dishwasher, picture rail, radiator, door to utility room.



Utility Room 10'9 x 6'3

Double glazed window to rear aspect with adjacent door to garden, appliance space and plumbing for washing machine and dryer, eye level units, vinyl flooring, radiator, door to inner hall.

Dining Room 14'4 x 13'8

Double glazed patio doors to rear giving access to the garden, carpeted, coved cornice to ceiling with ceiling rose, picture rail, two coloured lead light windows to side aspect, radiator.

Inner Hall 6'2 x 5'6

Carpeted, roof lantern, doors to utility room and office.

Office 16'7 x 6'1

Double glazed lead light bay window to front aspect, carpeted, velux window to rear, radiator.

First Floor Landing 14'1 (max) x 13'1 (max)

A great size landing with double glazed lead light obscure window to side aspect, carpeted, picture rail, access to loft space, coved cornice to ceiling, built-in airing cupboard housing boiler (not tested), doors to:

Bedroom One 21'1 (into bay) x 15'7

Double glazed lead light bay window to front aspect with further double glazed lead light window to side, both offering estuary views, carpeted, range of fitted floor to ceiling wardrobes, feature fireplace with tiled hearth and wooden surround, radiator.



Bedroom Two 14'3 x 10'4

Double glazed window to rear aspect with estuary views, carpeted, feature tiled fireplace with wooden surround, coved cornice to ceiling, wash hand basin with mixer tap and vanity cupboard, radiator.

Bedroom Three 10'8 x 8'7

Double glazed window to rear aspect with estuary views, carpeted, picture rail, fitted storage cupboard, radiator.

Bedroom Four 9'8 x 9'1

Double glazed lead light window to front aspect, carpeted, built-in storage cupboard, picture rail, radiator.

Shower Room 7'5 x 5'6

Double glazed obscure window to rear aspect, walk-in shower cubicle, wash hand basin with mixer tap and vanity cupboard, coved to smooth plastered ceiling, two heated towel rails.

Separate WC 3'8 x 2'7

Double glazed obscure window to side aspect, low level WC, radiator.

Externally

Rear Garden

The property benefits from a great size east backing rear garden which commences with a raised, crazy paved patio area to the immediate rear with steps down to the remainder of the garden which is neatly laid to lawn with mature flower and shrub borders. There is a summer house to remain, outside lighting, water and side access leading to the front of the property.

Front Garden

To the front there is off street parking for several vehicles and an array of inset flower and shrub borders.













TOTAL FLOOR AREA : 1744 sq.ft. approx.
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Offers Over £999,995 Freehold

HOME - The Estate Agent of Leigh
The Old Bank, 26 Broadway, Leigh-on-Sea, Essex, SS9 1AW. Tel: 01702 480033

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