



13 Chelsea Avenue

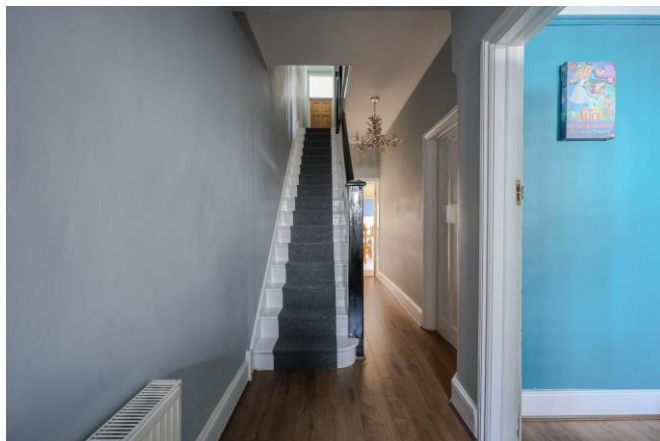
13 Chelsea Avenue Southchurch Essex SS1 2YL

Home Of Leigh are delighted to offer for sale this attractive and surprisingly spacious four bedroom character house, located just off the seafront and sandwiched between Southchurch Park, so offering the perfect position for a young family.

The accommodation comprises; entrance porch, a spacious entrance hall, ground floor cloakroom, a dual aspect lounge/diner plus a great size kitchen/breakfast room with a separate utility room.

To the first floor there is a large landing accessing four well appointed bedrooms and a modern shower room, whilst to the second floor there is a great size loft room.

Externally the property benefits from a great size west backing rear garden with a purpose built garden room.



Located on Chelsea Avenue in Southchurch, this charming family home is perfectly positioned to take full advantage of the beach which is a stones throw away as is Southchurch Park. Southchurch Road with its array of shops and bus routes is also close at hand along with Southend East railway station, offering direct access to London Fenchurch Street.

Accommodation Comprises

Double entrance doors to:

Entrance Porch 4'7 x 2'4

With further glazed double doors leading to:

Entrance Hall 22'5 x 5'4

A great size entrance hall with wood laminate flooring throughout with stairs leading to first floor accommodation with understairs storage cupboard, coved cornice to smooth plastered ceiling, radiator. Doors to:

Lounge 15'9 x 13'7

Double glazed Sash bay window to front aspect with bespoke fitted Plantation shutters, wood laminate flooring, coved cornice to smooth plastered ceiling with feature mouldings and central ceiling



rose, floor standing log burner. Sliding doors leading to:

Dining Room 12'1 x 12'1

Double glazed French doors to rear aspect giving access to the garden, continuation of wood flooring, coved cornice to smooth plastered ceiling with central ceiling rose, feature fireplace, radiator.

Open Plan Kitchen & Breakfast Room 18'2 x 12'1

A great size kitchen with double glazed window to side aspect and adjacent door to garden. The kitchen is fitted to include a stainless steel one and a quarter bowl sink unit with mixer tap inset into a range of rolled edge worksurfaces with cupboards and drawers beneath, appliance space for Range cooker and further space for dishwasher and fridge freezer, further range of matching eye level



wall mounted units, coved to smooth plastered ceiling with inset spotlighting, radiator. Door to:

Utility Room 8'7 x 5'1

Double glazed window to rear aspect, one and a quarter bowl stainless steel sink unit with mixer tap inset into a range of rolled edge worksurfaces with cupboards and drawers beneath, appliance space and plumbing for washing machine, tiled flooring, radiator. Door to:

Ground Floor Cloakroom 5'7 x 2'5

Obscure window to rear aspect, low level WC, wall mounted wash hand basin, tiled flooring, radiator.

First Floor Landing 25'7 x 5'4

A great size landing with exposed floorboards, coved to smooth plastered ceiling, stairs leading to second floor loft room. Doors to:

Bedroom One 16'4 into bay x 11'8

Double glazed Sash window to front aspect with estuary glimpses, exposed floorboards, picture rail, radiator.

Bedroom Two 13'1 x 11'1

Double glazed Sash window to rear aspect, exposed floorboards, fitted alcove storage cupboard, coved to ceiling, radiator.

Bedroom Three 12'7 x 9'6

Double glazed Sash window to rear aspect, exposed white painted floorboards, coved to smooth plastered ceiling, radiator.



Bedroom Four 9'1 x 6'6

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

Shower Room 8'5 x 8'3

Two double glazed obscure windows to side aspect, modern suite comprising fully tiled walk in shower cubicle, low level WC, half pedestal wash hand basin with mixer tap, tiled flooring, smooth plastered ceiling with inset spotlighting, heated towel rail.

Second Floor Loft Room 19'5 x 16'3

Double glazed Velux windows to front aspect, double glazed French doors to rear giving access to a Juliet balcony. Please note this room has not been completed but could provide a further bedroom.

Externally

Rear Garden

The property benefits from a patio area to the immediate rear with the remainder being laid to lawn and enclosed by screen panelled fencing, garden room to rear, side access to front.











Price £550,000 Freehold

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