



13 Chelsea Avenue

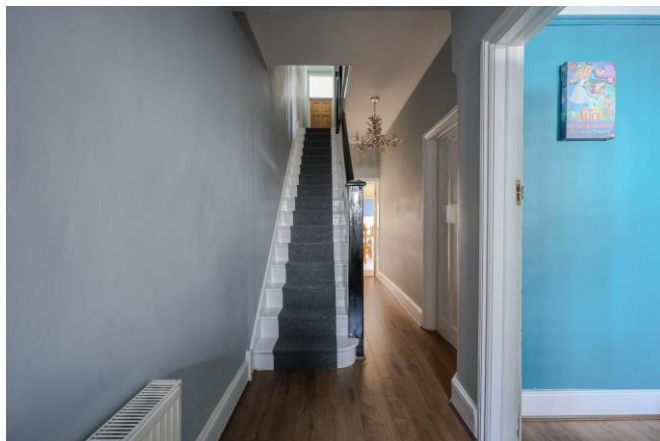
13 Chelsea Avenue Southchurch Essex SS1 2YL

Home Of Leigh are delighted to present this spacious four bed character property, in a prime location, tucked just off the promenade and nestled between the beach and park.

The porch area leads into an impressive entrance hall with ground floor cloakroom and contemporary lounge area, featuring an attractive bay window with log burner - perfect for relaxing and entertaining.

The open country kitchen/diner is a great space to cook and dine with the added benefit of a separate utility room. High ceilings and elegant cornices run throughout the home adding to the feeling of space and a generous landing area leads to four good sized bedrooms with wooden flooring.

An ample loft space provides great storage and externally the property enjoys an extensive west backing garden with a purpose built garden room.



This charming family home is just a short stroll to Southchurch Park and a stones throw from the beach with the yacht and golf clubs nearby. An array of shops, rustic waterside eateries, beachside activities and direct links into London make this the perfect find for young families and professionals.

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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HP1222 Printed by Ravensworth 01670 713330