



1 Lymington Avenue

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

Home Estate Agents are incredibly excited to bring to market this exquisite semi-detached house on Lymington Avenue, Leigh-on-sea. This beautifully finished two-bedroom property boasts a wealth of appealing features, and is sure to pique the interest of any prospective buyer looking for a stunning property in a superb location.

Upon entering, you will be greeted by a spacious lounge that invites relaxation, complemented by a delightful dining room perfect for entertaining guests, and a convenient utility room, ensuring that all your practical needs are met. The property also benefits from a modern bathroom and a downstairs w/c, adding to its functionality and appeal.

One of the standout features of this home is the off-street parking, accommodating up to two cars—a rare find in the



Leigh area. The spacious, bright and well appointed kitchen is complimented by the beautifully landscaped west-facing garden offering a serene outdoor space, ideal for enjoying the afternoon sun or hosting summer gatherings.

The location is simply unparalleled, situated just off Leigh Broadway, where you can explore a variety of shops, cafes, and restaurants. Additionally, the property is within walking distance of Leigh train station, providing excellent transport links for commuters.

This stunning semi-detached house is perfect for those seeking a high-quality home in a vibrant community. With its impressive features and prime location, it is sure to attract considerable interest. Don't miss the opportunity to make this exceptional property your own.



Lounge 17'4 x 10'5

Karndean wood effect flooring, double glazed bay Sash window to front aspect with shutters, wall panelling, coved cornice, ceiling rose with light, wall lighting, radiator.

Dining Room 15'11 x 8'1

Wood effect Karndean flooring, double glazed window to side aspect with shutters, dado rail, ceiling light, column radiator, storage cupboard with access to the utility room and kitchen.

Kitchen 15'11 x 12'2

Karndean wood effect flooring, double glazed window to side aspect, double glazed bi-folding doors leading out to the rear garden, spotlighting, ceiling light and wall lighting. The kitchen is fitted to include a range of marble effect Quartz worksurfaces and matching eye level wall mounted units, marble effect Quartz splashback, Butler sink, integrated AEG induction hob with centralised extractor, integrated AEG oven and AEG integrated combination microwave/oven, integrated dishwasher, space for fridge freezer, large pantry cupboard, large kitchen island with storage and breakfast bar with a marble effect Quartz worksurface, vertical column radiator,

Utility Room 8'2 x 8'2

Tiled flooring, double glazed obscure window to side aspect with shutters, coved cornice, ceiling light, , wood effect worksurfaces with base storage cupboard and further tall storage cupboard, sink with mixer tap, space for washing machine and tumble dryer, cast iron effect column radiator.



Accommodation Comprises

Via storm porch with wall lighting and wooden entrance door leading into:

Entrance Hall

Chequered tiled flooring, coved cornice, ceiling light, wooden stairs leading to first floor accommodation with understairs storage cupboard, cast iron effect column radiator. Doors to:

Ground Floor Cloakroom 8'10 x 3'5

Karndean wood effect flooring, double glazed obscure window to side aspect, spotlighting, extractor, wash hand basin with vanity storage beneath, WC, cast iron effect column radiator.

First Floor Landing

Carpeted, ceiling light, access to insulated and boarded loft.
Doors to:

Bedroom One 13'5 x 12'3

Carpeted, double glazed Sash window and double glazed Sash bay window to front aspect both with shutters, coved cornice, ceiling rose with light, part panelled walls, radiator.

Bedroom Two 11'9 x 8'1

Carpeted, double glazed Sash window to rear aspect, part panelled walls, coved cornice, ceiling rose with light, air conditioning unit, vertical column radiator.

Bathroom 8'11 x 8'8

Slate effect tiled flooring, tiled walls, double glazed obscure Sash window to rear aspect with shutters, spotlighting, panelled bath, shower cubicle, WC, wash hand basin with vanity storage beneath, two storage cupboards, heated towel rail.

Externally

Frontage

Block paved driveway providing off street parking for two cars.

Rear Garden

Rear garden commencing with porcelain tiled patio leading to a centralised lawn with raised flower beds, concrete plinth to the immediate rear with shed (to remain), external power and lighting, electric awning, block paved side access with external wall lighting and water tap.















Price £600,000 Freehold

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