



28 Avenue Road

28 Avenue Road Leigh-on-Sea Essex SS9 1AX

Home Of Leigh are proud to present The Moorings, a beautiful three bedroom semi detached Victorian villa situated in the heart of Leigh on Sea between Cliff Parade and the Broadway and which boasts a west backing rear garden and the huge advantage of no onward chain.

The accommodation comprises; spacious entrance hall, ground floor cloakroom, a large through lounge & dining room plus a modern fitted kitchen/breakfast room with access to a double glazed conservatory which overlooks and opens out to the rear garden.

To the first floor there is a split level landing with three well appointed bedrooms, all of which offer estuary views and are all complemented by a large four piece bathroom suite, again with estuary views.



Externally the property offers a great size west backing rear garden with a purpose built garden room and a large side return, ideal for further development (subject to planning permission).

Located on Avenue Road in the heart of Leigh on Sea, this attractive family home is ideally positioned for Leigh Broadway and it's extensive array of shops, bars, restaurants and boutiques as well as Leigh Beach and mainline railway station also being close at hand.

Accommodation Comprises

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

Entrance Hall 22'1 x 5'5

A very grand and welcoming entrance hall with tiled flooring throughout, stairs leading to the first floor landing with under stairs storage cupboard, coved cornice to ceiling, dado rail, radiator, doors to:

Ground Floor Cloakroom 3'9 x 2'7

Modern two piece suite comprising; low level WC, wall mounted wash hand basin, wood panelled walls to waist height, tiled flooring.



Kitchen/Breakfast Room 23'7 x 11'1 reducing to 9'8

A wonderful kitchen/breakfast room which overlooks the rear garden with double glazed window to side aspect and additional double glazed French doors to side. The kitchen is fitted to include a one and quarter bowl sink unit with mixer tap, inset into a range of granite work tops with cupboards and drawers beneath, further range of matching eye level wall mounted units with concealed lighting beneath, additional frosted glass high level cupboards, recess for fridge/freezer, integrated space and plumbing for washing machine and dryer, central island with matching work tops and free standing Range cooker with fitted extractor hood above, tiled flooring, smooth plastered ceiling with inset spotlighting, radiator, double glazed bi folding doors leading to:



Through Lounge/Diner 27'4 x 11'9 reducing to 9'1

A wonderful through room with two clearly defined areas as follows:

Lounge 14'8 x 11'9

Sash bay window to front aspect with estuary views, carpeted, feature cast iron fireplace with attractive surround, coved cornice to ceiling with central ceiling rose, dado rail, two wall light points, radiator.

Dining Room 12'9 x 9'1

Double glazed French doors to rear garden, carpeted, coved cornice to ceiling with central ceiling rose, dado rail, feature fireplace, door to kitchen.

Conservatory 10'1 x 9'1

Double glazed windows to rear and side aspects with French doors leading to the rear garden, tiled flooring.

First Floor Landing 24'4 x 6'1

A lovely split level landing which is carpeted, coved ceiling with access to loft space, fitted storage cupboard, doors to:

Master Bedroom 15'1 x 14'4

Sash bay window to front aspect with estuary views, carpeted, coved ceiling with central ceiling rose, range of fitted floor to ceiling wardrobes, additional sash window to front, feature cast iron fireplace, radiator.

Bedroom Two 11'1 x 9'1

Double glazed window to rear aspect with estuary views, carpeted, dado rail, feature fireplace, radiator.

Bedroom Three 12'8 x 9'1

Double glazed window to rear aspect with estuary views, carpeted, built-in cupboard housing hot water tank & boiler (not tested), radiator.

Bathroom 11'1 x 6'1

Two double glazed obscure windows to side aspect, modern four piece suite comprising; bath with mixer tap and shower attachment, low level WC, wash hand basin with mixer tap and vanity drawers beneath, fully tiled shower cubicle, tiled flooring, smooth plastered ceiling with inset spotlighting, heated towel rail.

Externally

Rear Garden

The property benefits from a good size west backing rear garden which is mainly paved providing a fabulous space for outside dining and entertaining with raised beds and enclosed by screen panelled fencing, outside water tap, side access to front, further access to:

Garden Room 14'9 x 8'6

Double glazed windows.

Agents Note

Tenant in situ









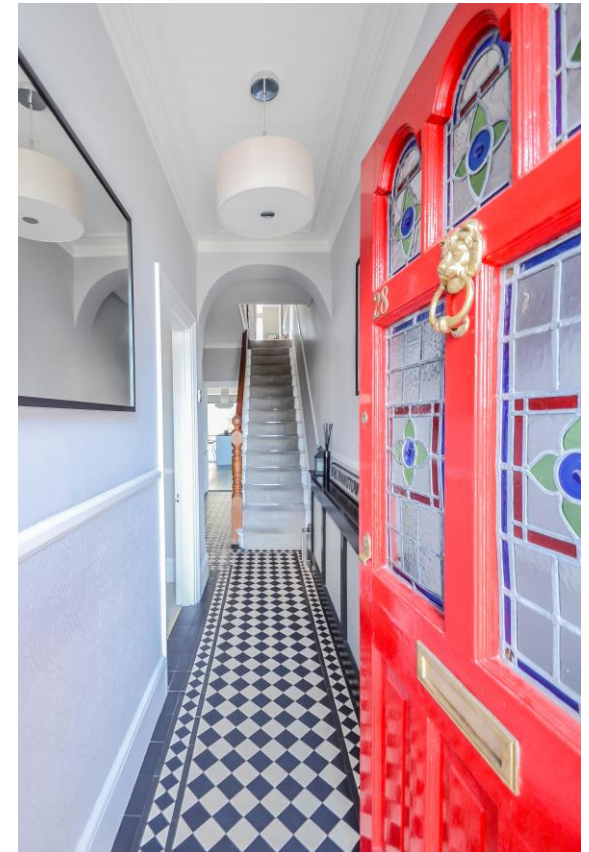








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Guide Price £725,000 - £750,000 Freehold

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